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Planning Commission Study Session

TO: PLANNING COMMISSION

FROM: SYDNEY BETHEL, PLANNER II

(480) 503-6721, SYDNEY.BETHEL@GILBERTAZ.GOV

THROUGH: AMY TEMES, INTERIM PRINCIPAL PLANNER

(480) 503-6729, AMY.TEMES@GILBERTAZ.GOV

MEETING DATE: DECEMBER 5, 2018

SUBJECT: DR18-192, VAL VISTA & QUEEN CREEK, LOT 3

STRATEGIC INITIATIVE: Economic Development

Attract and retain businesses that serve the local community.

REQUEST

DR18-192, Val Vista & Queen Creek, Lot 3: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 2.12 acres, generally located at the southeast corner of Val Vista Drive and Queen Creek Road, and zoned Shopping Center (SC) with a Planned Area Development (PAD) overlay.

RECOMMENDED MOTION

Request for input only. No motion required.

APPLICANT/OWNER

Company: Diversified Partners
Name: Alexandra Schuchter

Company: Diversified Partners
Name: Walt Brown Jr.

Address: 7500 E. McDonald Dr., Ste. 100A Address: 7500 E. McDonald Dr.

Scottsdale, AZ 85250 Ste. 100A Scottsdale, AZ 85250

Phone: (480) 205-9625 Phone: (480) 383-8190 Email: alexandra@dpcre.com Email: walt@dpcre.com

BACKGROUND/DISCUSSION

History

| Date | Description |
|--------------------|---|
| June 24, 2002 | Town Council approved Z00-28, San Tan Estates PAD, Ordinance |
| | No.1403. |
| February 15, 2005 | Town Council approved Z04-19, a modification to San Tan Estates |
| | PAD, Ordinance No. 1629. |
| March 24, 2011 | Town council approved Z11-01, a modification to San Tan Estates |
| | in Ordinance No. 2321. |
| June 3, 2015 | Planning Commission recommended approval of Z15-08 and |
| | approved UP15-07 subject to conditions and the approval of Z15- |
| | 08. |
| June 25, 2015 | Town Council approved Z15-08 DeRito Spectrum Planned Area |
| | Development Ordinance No. 2542. |
| March 2, 2016 | Planning Commission recommended approval to Town Council for |
| | Z15-24 Spectrum Care. |
| March 24, 2016 | Town Council approved rezoning for Z15-24 Spectrum Care |
| | Ordinance No. 2575. |
| May 12, 2016 | Design Review Board approved the Design Review for DR16-03 |
| | Spectrum Care (The Enclave at Gilbert Senior Living). |
| September 22, 2016 | Staff administratively approved the Design Review for DR16-21 |
| | CST Store/Valero. |

Overview

The proposed project includes two (2) buildings, Shops A and Pad A, both situated along Val Vista Road. Shops A, is a 8,513 sq.ft. proposed multi-tenant retail and restaurant use building with a drive-thru located on the west side of the building along Val Vista Drive. The second of the two (2) buildings proposed, Pad A, is a 1,566 sq.ft. restaurant use building with a drive-thru located to the north of the building along the internal private drive. The subject site is approximately 2.12 acres, generally located at the southeast corner of Val Vista Drive and Queen Creek Road, and zoned Shopping Center (SC) with a Planned Area Development (PAD) overlay.

The subject site is part of an existing overall site plan, which currently has two (2) developments approved within the mixed use commercial center. The Enclave at Gilbert Senior Living, which was approved under UP15-07 and DR16-03, is the anchor of the site and it located just east of the subject site. The CST Store/Valero, which was approved under DR16-21, is located just north of the site. Two (2) additional projects have also recently been submitted in the same vicinity, Val Vista and Queen Creek Retail (DR18-186) and Super Star Car Wash (DR18-193), the first of which (DR18-186) will also be introduced at the December 5th Planning Commission Study Session.

Surrounding Land Use & Zoning Designations:

| | Existing Land Use Classification | Existing Zoning | Existing Use |
|-------|-------------------------------------|-----------------------------|---------------------|
| North | Shopping Center (SC) | Shopping Center (SC) PAD | Vacant |

| South | Shopping Center (SC) | Shopping Center (SC) | The Enclave at Gilbert |
|-------|------------------------|-----------------------|--------------------------|
| | | PAD | Senior Living |
| East | Shopping Center (SC) | Shopping Center (SC) | The Enclave at Gilbert |
| | | PAD | Senior Living |
| West | Shopping Center (SC) & | Shopping Center (SC) | Val Vista Dr. then Vista |
| | Residential > 2-3.5 | PAD & Single Family-7 | del Oro Centre |
| | DU/Acre | (SF-7) | (Commercial Center) & |
| | | | Vista del Oro South |
| | | | (Single Family Homes) |
| Site | Shopping Center (SC) | Shopping Center (SC) | Vacant |
| | | PAD | |

Project Data Table

| Site Development | Required per LDC and | Proposed (Lot 3) |
|------------------------------|-------------------------------|------------------------------|
| Regulations | Ordinance No. 2575 | |
| Minimum Lot Area | N/A | 2.12 Acres (net) |
| (sq. ft. per DU) | | |
| Maximum Building Area | 210,000 sq. ft. | 8,513 sq. ft. (Shops A) |
| | | 1,566 sq. ft. (PAD A) |
| Maximum Height (ft.)/Stories | 35'/3 | 25' (Shops A)/ 1 Story |
| | | 26'-4" (Pad A)/ 1 Story |
| Minimum Building Setback | | |
| (ft.) | | |
| Front | to Queen Creek – 25' | 25' Applicable to Lots 5 & 6 |
| | | (internal setback Lot 3) |
| Side (Street) | to Key Biscayne and Val Vista | 20' Applicable to all Lots |
| | -20' | |
| Rear (Residential) | 75' to Chestnut (Val Vista to | 75' Applicable to Lots 1& 2 |
| | Vintage at Legend Ridge | (internal setback Lot 3) |
| | entrance) | |
| Separation Between Buildings | 1-story 15' 15' | 1-story 15' 15' |
| (ft.) | 2-story 20' 20' | 2-story 20' 20' |
| | 3 -story 20' 20' | 3 -story 20' 20' |
| Minimum Required Perimeter | | |
| Landscape Area (ft.) | | |
| Front | 25' | 25' Applicable to Lots 5 & 6 |
| | | (internal setback Lot 3) |
| Side (Street) | 20' | 20' Applicable to all Lots |
| Rear (Residential) | 35' | 35' Applicable to Lots 1& 2 |
| | | (internal setback Lot 3) |
| Landscape Percentage (% of | 15% | 21% |
| net lot area) | | |
| Off-Street Parking and | 40 Spaces | 90 Spaces |
| Loading | | |

^{*}Master Site Plan per Ordinance 2575/Projects not subjected to internal setbacks, only perimeter setbacks

DISCUSSION

The project has completed first review and comments have been sent to the applicant. Additional comments, beyond what are included in this report, may be brought forward for discussion during the study session meeting.

Site

Staff has requested an overall site plan from the applicant for all projects, existing and proposed, on the Val Vista & Queen Creek site to ensure an overall cohesive site design as intended in the approved Use Permit and previous Design Review. Site Development Guidelines currently exist on the site and were approved under Spectrum Care (DR16-03 and UP15-07). The two (2) proposed buildings are situated along Val Vista Road with the parking is located internal to the site facing the private drives. The buildings both contain a drive-thru, the drive-thru attached to Shops A wraps around the backside of the building facing Val Vista Road, but is screen through a provided 3' screen walls and existing landscape area. Ample pedestrian connections have been provided within the site and to the greater overall site area. Pedestrian connections proposed are consistent with the previously approved overall site plan for the site.

Landscape

The subject site generally meets the Town of Gilbert's landscape requirements. The proposed plant palette is in keeping with the Design Guidelines for the site which requires an incorporation of their proposed plant materials. Of the sixteen (16) plants proposed for the site, seven (7) of the plants proposed are from the Site Development Guidelines for Val Vista and Queen Creek.

Due to the site being part of an overall site plan, the rear and side landscape setbacks internal to the site may be reduced or eliminated if the project is well designed and meets the intent of the originally approved mixed use concept for the master site plan. Although the side landscape setbacks are not required for this site, staff is requesting for landscaping to be added along the drive-thrus located on the north and south of the site. Currently, both drive-thrus provide screen walls separating the drive from the sidewalk but landscaping would be preferred as an additional buffer in addition to the provided screen walls. This is particularly important on the south side of Shops A to add additional buffering for the residential casitas located to the south that are a part of the Enclave at Gilbert Senior Living.

Grading and Drainage

The proposed grading and drainage plan generally meets the requirements of the Town of Gilbert's Engineering Division. On-site retention will be provided in the form of underground retention basins.

Elevations, Colors, and Materials

The colors and materials proposed are in compliance with the Site Development Guidelines for Val Vista and Queen Creek. Both Pad A and Shops are consistent with the colors and materials from the approved palette for the overall site. Pad A includes a more simplistic palette with the base of the building being stone veneer and accents consisting of painted stucco in Cargo Pants, a light neutral color, and metal in a medium bronze. The bronze of the approved color palette is somewhat grey toned. Staff suggests that the metal accents be Sherwin Williams Pennywise to warm the building and to be more in keeping with the very large care facility in the background.

Staff is requesting input specifically on the west elevation facing Val Vista Drive. Staff suggests consideration of using Pennywise to the right and left of the central massing above the wainscot to add some additional brightness and interest.

Shops A, has a more diverse color palette proposed with painted stucco as the primary material and stone veneer and metal in medium bronze as accent materials. Staff suggests the possible use of the red tile roofing on the angled awnings instead of the metal. The tile would tie the building to the care facility and soften the architecture.

Lighting

Exterior light fixtures are proposed above the 14 ft. maximum height requirement to illuminate and accentuate proposed signage on Pad A. Wall-, soffit- mount, and similar exterior building light fixtures in excess of 14 feet above grade may be approved by the Design Review Board. Exterior building lighting of signage is not prohibited by Code, but is not typically used in Gilbert commercial properties. Additional findings of facts are required for this type of lighting to receive approval. Approval would be for the lighting only, the proposed signage is for reference only and will require a separate approval. All site lighting will be required to comply with Town codes and the Site Development Guidelines for Val Vista and Queen Creek.

Signage

Signage is not included in this approval and is for reference only. All signage must comply with DR17-1012 the Comprehensive Sign Plan for the Enclave at Gilbert. Administrative Design Review approval is required prior to permitting.

PUBLIC NOTIFICATION AND INPUT

The proposed project will require public notice as specified under Land Development Code (LDC) Section 5.602.A.3.

REQUESTED INPUT

- 1. Elevations- Specifically the west elevation of Shops A, which faces Val Vista Drive.
- 2. Consideration of adding some additional warmer colors and textures to link the project to the existing building on site.
- 3. Lighting- Allowing exterior lighting fixtures above the 14 ft. maximum height requirement to illuminate proposed signage on Pad A.

Respectfully submitted,

Sydney Bethel

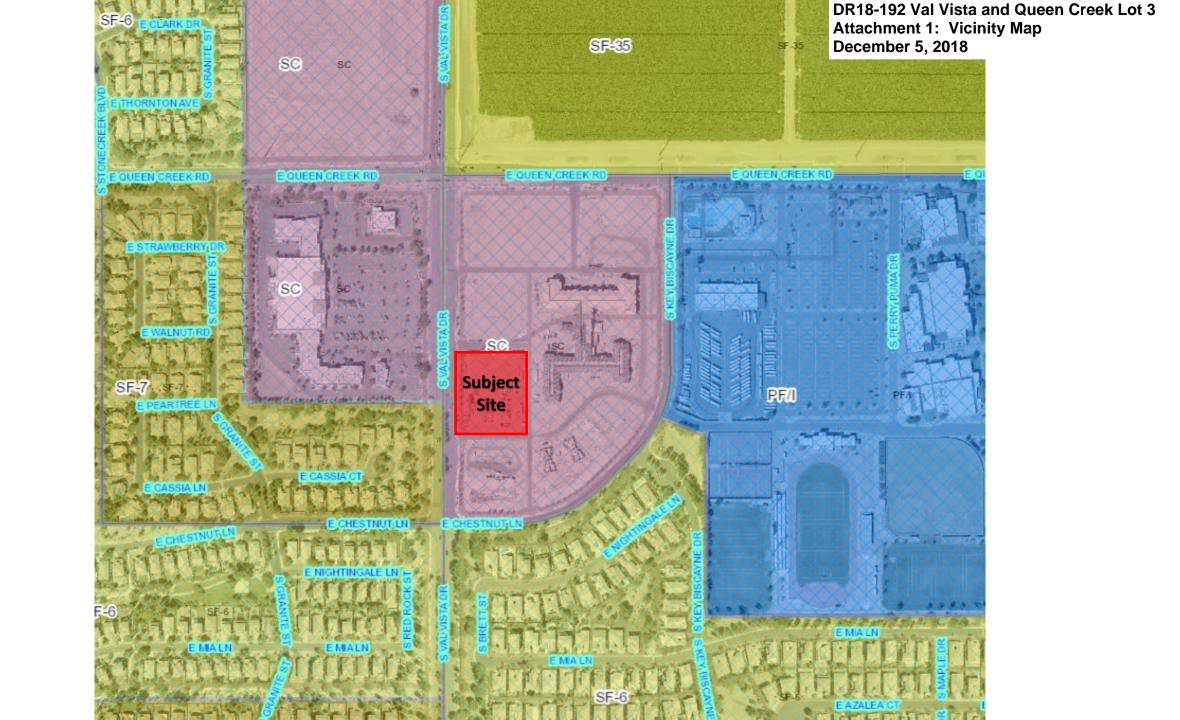
Planner II

Attachments and Enclosures:

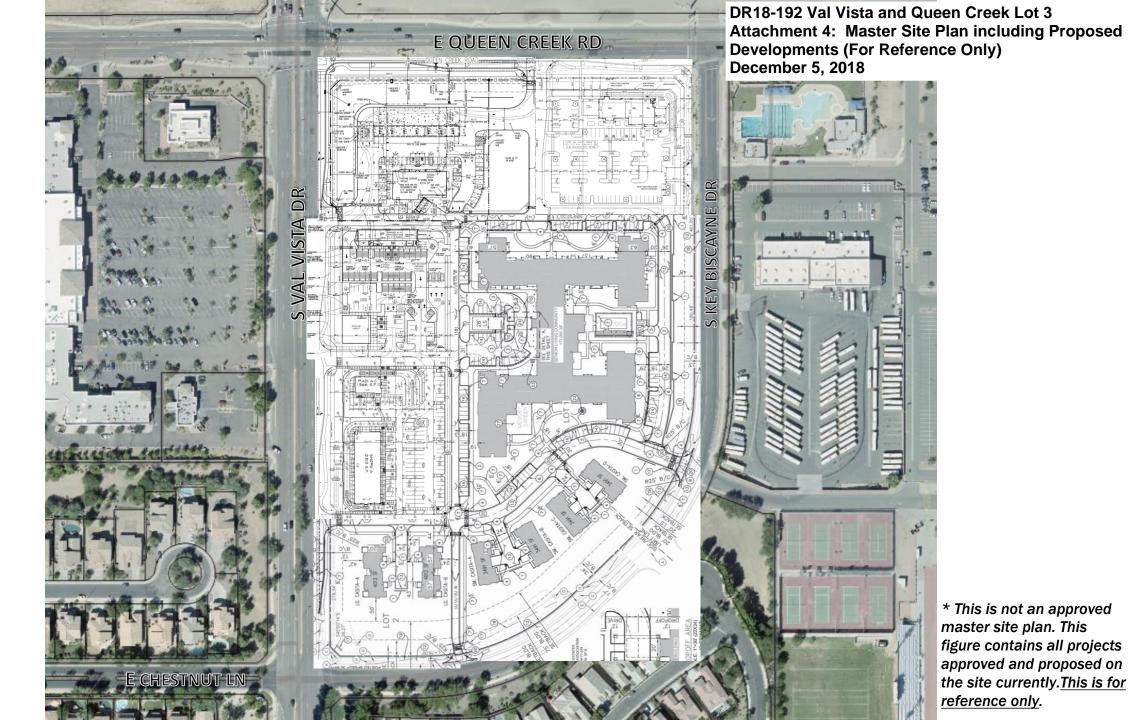
- 1) Vicinity Map
- 2) Aerial Photo
- 3) Master Site Plan

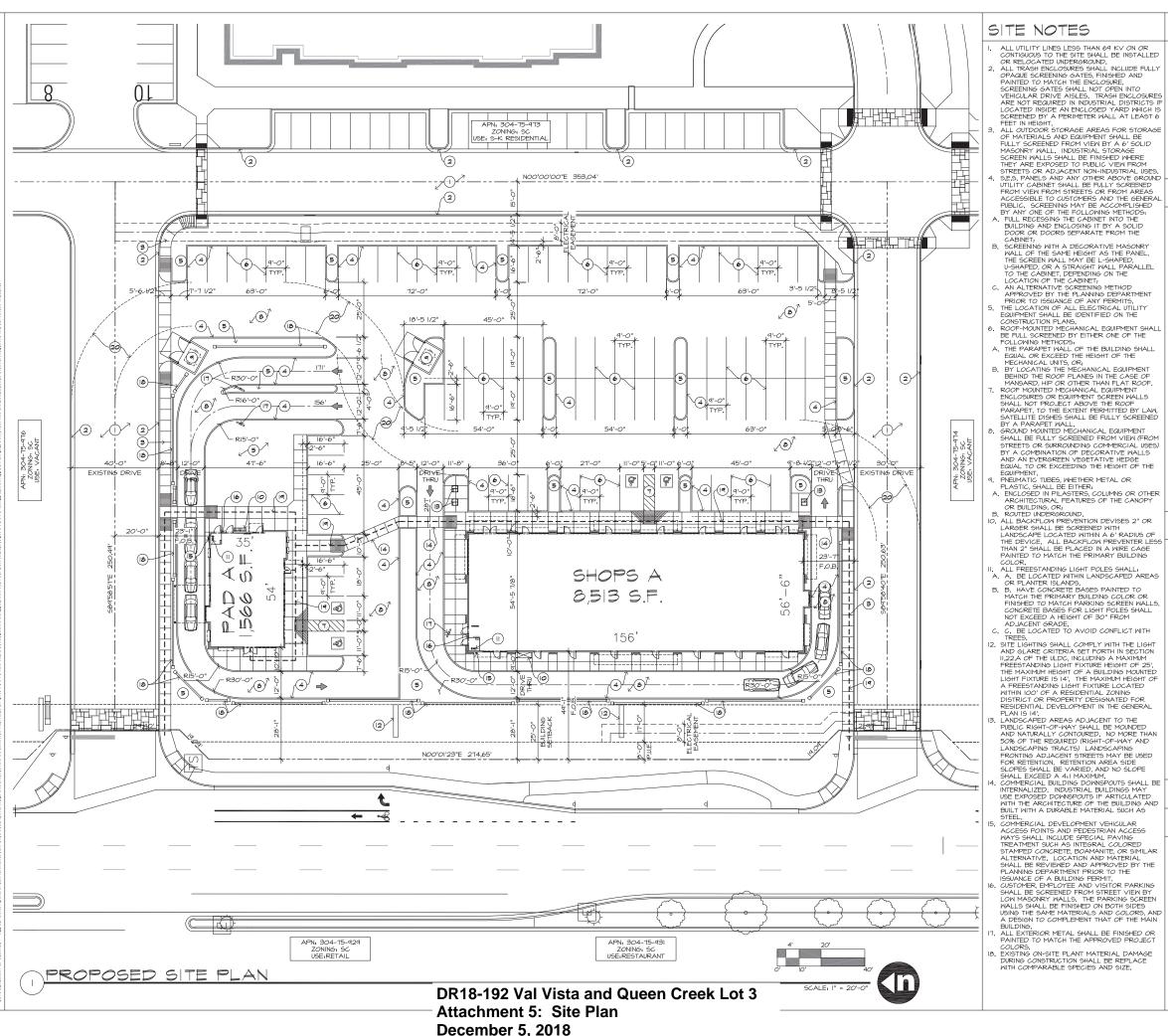
- 4) Master Site Plan including Proposed Developments (For Reference Only)
- 5) Site Plan
- 6) Landscape Plan7) Grading and Drainage8) Colors and Materials
- 9) Elevations
- 10) Floor Plan

- 11) Lighting and Details12) Design Guidelines13) Context Photos of Spectrum Care









SITE NOTES

- ALL UTILITY LINES LESS THAN 64 KY ON OR CONTIGUOUS TO THE SITE SHALL BE INSTALLED OR RELOCATED UNDERGROUND, ALL TRASH ENCLOSURES SHALL INCLUDE FULLY OPAQUE SCREENING GATES, FINISHED AND PAINTED TO MATCH THE ENCLOSURE SCREENING GATES SHALL NOT OPEN INTO VEHICULAR DRIVE AISLES, TRASH ENCLOSURES ARE NOT REQUIRED IN INDUSTRIAL DISTRICTS IF LOCATED INSIDE AN ENCLOSED YARD WHICH IS SCREENED BY A PERIMETER WALL AT LEAST 6 FEET IN HEIGHT. FEET IN HEIGHT, ALL OUTDOOR STORAGE AREAS FOR STORAGE
- ALL OUTDOOR STORAGE AREAS FOR STORAGE OF MATERIALS AND EQUIPMENT SHALL BE FILLY SCREENED FROM VIEW BY A 6' SOLID MASONRY NALL. INDUSTRIAL STORAGE SCREEN WALLS SHALL BE FINISHED WHERE THEY ARE EXPOSED TO PUBLIC VIEW FROM STREETS OR ADJACENT MON-INDUSTRIAL USES, S.E.S. PANELS AND ANY OTHER ABOVE GROUND UTILITY CABINET SHALL BE FILLY SCREENED FROM VIEW FROM STREETS OR FROM AREAS ACCESSIBLE TO CUSTOMERS AND THE GENERAL PUBLIC, SCREENING MAY BE ACCOMPLISHED BY ANY ONE OF THE FOLLOWING METHODS, A. FULL RECESSING THE CABINET INTO THE BUILDING AND ENGLOSING IT BY A SOLID DOOR OR DOORS SEPARATE FROM THE CABINET;
- CABINET; SCREENING WITH A DECORATIVE MASONRY

- PARAPET, TO THE EXTENT PERMITTED BY LAW, SATELLITE DISHES SHALL BE FULLY SCREENED
- SATELLITE DISTRIBUTION OF THE PROPERTY OF T BY A COMBINATION OF DECORATIVE WALLS AND AN EVERGREEN VEGETATIVE HEDGE EQUAL TO OR EXCEEDING THE HEIGHT OF THE EQUIPMENT. PNEUMATIC TUBES, WHETHER METAL OR

- ADJACENT GRADE, C. BE LOCATED TO AVOID CONFLICT WITH

PROJECT TEAM:

OWNER: DIVERSIFIED PARTNERS, LLC

7500 EAST MCDONALD ROAD, STE, IOOA SCOTTSDALE, ARIZONA 85250 CONTACT, ALEXANDRA SCHUCHTER PH; (480) 383-8172

ARCHITECT:

LEVEL4 STUDIO, LLC.

6868 NORTH 7TH AVE, STE, 209 PHOENIX, ARIZONA 85013 PH: (602) 374-4920 EXT #2

SITE DATA

EXISTING ZONING ADJACENT ZONING: NORTH: SOUTH:

GROSS SITE AREA: NET SITE AREA: 117,944 S.F. 2,70 (AC) 92,357 S.F. 2,12 (AC)

LANDSCAPE AREA: COVERAGE PERCENTAGE: 18,066 S.F. 19,6% 304-75-975

BUILDING AREA; PAD A (FAST FOOD) PATIO SHOPS B. (RETAIL/REST.)
TOTAL BUILDING AREA. 8,980 SF

LOT COVERAGE:

45 SPACES (I SPACE PER 250 SQ, FT.) 95 SPACES PROVIDED: ACCESSIBLE PARKING

4 SPACES (76 TO 100 SPACES) 4 SPACES PROVIDED REQUIRED: PROVIDED:

BICYCLE PARKING: REQUIRED: 6PACES) PROVIDED: IO SPACES (I PER IO PARKING

KEYNOTES

- EXISTING DRIVE TO REMAIN EXISTING CONCRETE CURB TO REMAIN, TYP. EXISTING SIDEWALK TO REMAIN.
- PROPOSED 6" CONCRETE CURB. TYP.

- PROPOSED 6" CONCRETE CURB, TYP,
 PROPOSED LANDSCAPE AREA/PLANTER
 PROPOSED 4" MIDE PARKING STRIPE
 PROPOSED ASCIBLE PARKING STALLS,
 PROPOSED ASPHALT PAVING,
 PROPOSED TRASH ENCLOSURE TO MATCH CITY OF
 GILBERT STANDARDS,
 SERVICE ENTRANCE SECTION (SES)

- IO. SERVICE ENTRANCE SECTION (SES)

 1. 53/5* FIRER RISER ROOM LOCATION, UNDER SEPARATE REVIEW AND PERMIT.

 13. FROPOSED MONUMENT SIGN LOCATION, UNDER SEPARATE REVIEW AND PERMIT.

 14. CONCRETE SIDEWALK (ACCESSIBLE PARKING SPACES, IA. CONCRETE SIDEWALK (ACCESSIBLE PATH)

 15. PROPOSED KNOX BOX LOCATION.

 16. PROPOSED KNOX BOX LOCATION.

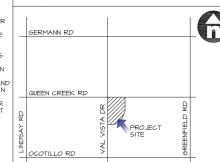
 17. PROPOSED 31-0° HIGH SORREIN NALL TO MATCH PAD SITE DEVELOPMENT GUIDELINES VAL VISTA & QUEEN CREEK,

 19. HEAVY DASHED LINE INDICATES PEDESTRIAN ACCESS THROUGH SITE,

 20. DASHED ARCS INDICATE EMERGENCY ACCESS THROUGH SITE, 35' INSIDE DIAMETER AND 55' OUTSIDE DIAMETER,

DATE: 09.28.2018







0 L4S#18701

LEVEL4 STUDIO, L.L.C. 6868 N. 7TH AVE.

PHOENIX | ARIZONA | 85013

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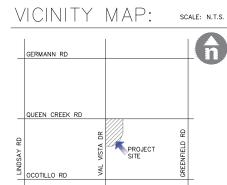
+602.374.4920 T. +602.374.4922 F.

WWW.L4STUDIO.COM

PLANTING PLAN

SCALE: 1"=20'-0"





PLANT PALETTE

| MB0L | BOTANICAL NAME | COMMON NAME | SIZE | QTY | COMMENTS |
|------------|---|---------------------------------|---------|-----|--------------------------------|
| ^ | TREES | | | | |
| (\cdot) | Existing Tree To Remain | | Varies | | |
| | Acacia salicina | Willow Acacia | 24" Box | 10 | Standard Trunk Dense Canopy |
| | Chitalpa tashkentensis | Chitalpa | 24" Box | 11 | Multi-Trunk Dense Canopy |
| T | Quercus virginiana 'Heritage' | 'Heritage' Southern Live Oak | 24" Box | 5 | Standard Trunk Dense Canopy |
| | CACTI/ACCENTS | | | | |
| ₩ | Agave desmetiana | Agave | 5-Gal | 6 | As Per Plan |
| ⇒ | Bougainvillea 'Torch Glow' | 'Torch Glow' Bougainvillea | 5-Gal | Т | As Per Plan |
| *** | Dasylirion Longissimum | Toothless Spoon | 5-Gal | 6 | As Per Plan |
| k | Hesperaloe Funifera | Giant Hesperaloe | 5-Gal | 24 | As Per Plan |
| + | Hesperaloe Parviflora | Red Yucca | 5-Gal | 22 | As Per Plan |
| К | Pedilanthus Macrocarpus | Lady Slipper | 5-Gal | 12 | As Per Plan |
| | SHRUBS | | | | |
| \supset | Existing Shrub To Remain | | | | |
| \bigcirc | Ruellia penninsularis | Baja Ruellia | 5-Gal | 33 | As Per Plan |
| D | Eremophila maculata 'Valentine' | 'Valentine' Emu Bush | 5-Gal | 12 | As Per Plan |
| \odot | Leucophyllum langmaniae 'Rio Bravo' | 'Rio Bravo' Sage | 5-Gal | 67 | As Per Plan |
| € | Justicia spicigera | Mexican Honeysuckle | 5-Gal | IΤ | As Per Plan |
| ⊚ | Leucophyllum zygophyllum 'Cimarron' | 'Cimarron' Sage | 5-Gal | 57 | As Per Plan |
| 3 | Tecoma 'Orange Jubilee' | 'Orange Jubilee' Tecoma | 5-Gal | 9 | As Per Plan |
| | GROUND COVERS | | | | |
| ⊖ | Eremophila glabra Mingenew gold'' | Outback Sunrise | l-Gal | 33 | As Per Plan |
| Э | Lantana montevidensis | Purple Lantana | i-Gai | 35 | As Per Plan |
| \oplus | Lantana 'New Gold' | 'New Gold' Lantana | l-Gal | 52 | As Per Plan |
| | MISCELLANEOUS | | | | |
| DG | Decomposed Granite - <u>Size</u> Color: Express Gold | : 1/2" Screened | | | |

ANDSCAPE SITE DATA

| OTAL NET SITE AREA | 92,348 | SQ. FT. | 2.12 | AC. |
|--|--------|---------|------|----------|
| SQUARE FOOTAGE OF ON-SITE LANDSCAPING | 19,441 | SQ. FT. | 21 | % OF SIT |
| QUARE FOOTAGE OF PUBLIC RIGHT-OF-WAY LANDSCAPING | 3,148 | SQ. FT. | | |
| QUARE FOOTAGE OF ON-SITE & ROW LANDSCAPING | 22,589 | SQ. FT. | | |

ACL LANDSCAPING SHALL COMPLY WITH TOWN OF GILBERT STANDARD DETAIL 93 AT TIME OF INSTALLATION, ALL TREES WITHIN THE SIGHT LINE SHALL CANOPY AT T' WHEN INSTALLED AND NO VEGETATION OR HARDSCAPE THAT WILL BE ABOVE 24" (AT MATURITY) WILL BE ALLOWED WITHIN THE SIGHT LINE.

DRAWN BY: AH

CHECKED BY: AH/MD 09.26.18 REVISIONS $\overset{\mathcal{Q}}{\subset}$

DESIGN STUDIO

Collaborative V Design Studio Inc. 7116 East 1st Ave., Suite 103 Scottsdale, Arizona

85251 office: 480-347-0590 fax: 480-656-6012

EXPIRES 09/30/19

Creek

Queen

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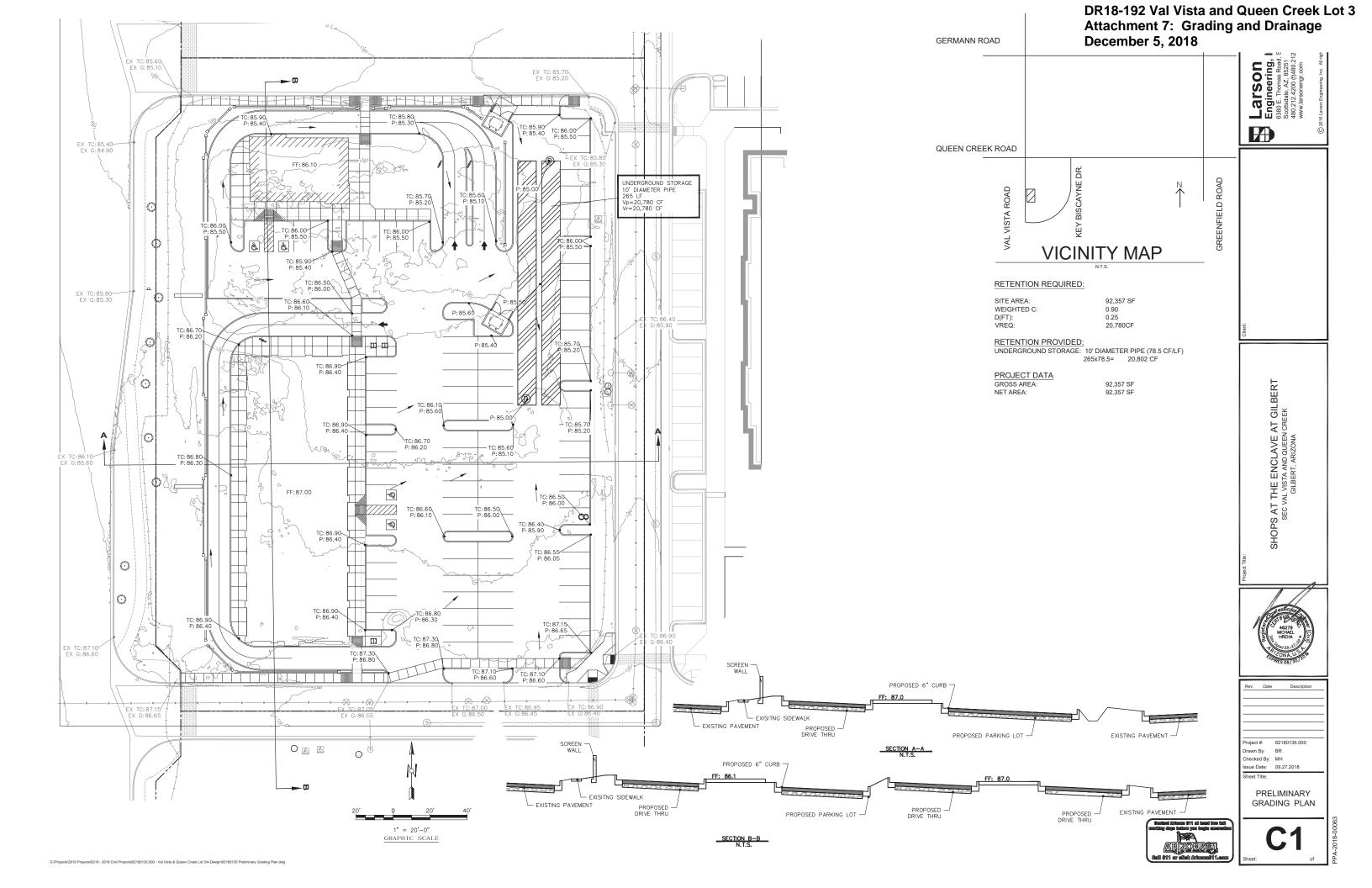
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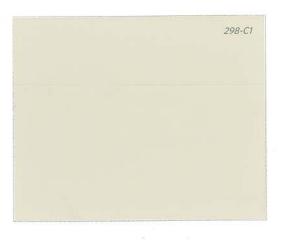
LANDSCAPE IMPROVEMENTS

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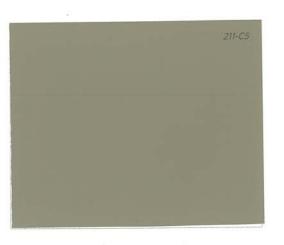
DR18-192 Val Vista and Queen Creek Lot 3 **Attachment 6: Landscape Plan December 5, 2018**

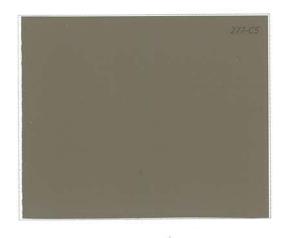


DR18-192 Val Vista and Queen Creek Lot 3 Attachment 8: Colors and Materials December 5, 2018



246-C3







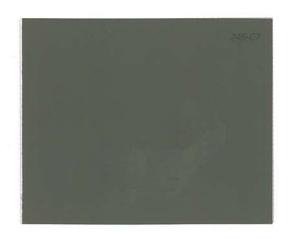
STUCCO FINISH COLOR: SHERWIN WILLIAMS SW 7738 "CARGO PANTS"

STUCCO FINISH COLOR: SHERWIN WILLIAMS SW 7052 "GRAY AREA"

STUCCO FINISH COLOR: SHERWIN WILLIAMS SW 6172 "HARDWARE"

STUCCO FINISH COLOR: SHERWIN WILLIAMS SW 7515 "HOMESTEAD BROWN"

STUCCO FINISH COLOR: SHERWIN WILLIAMS SW 6349 "PENNYWISE"



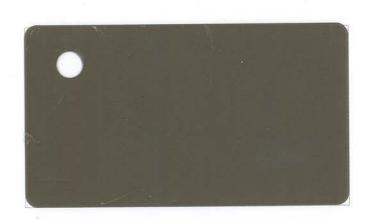




STUCCO FINISH COLOR: SHERWIN WILLIAMS SW 6122 "CAMELBACK"



STUCCO FINISH COLOR: SHERWIN WILLIAMS SW 6100 "PRACTICAL BEIGE"



METAL ACCENTS KYNAR 500 "MEDIUM BRONZE"



STONE VENEER
CULTURED STONE
SOUTHERN LEDGESTONE
ECHO RIDGE



PAD 'A' & SHOPS 'A'

10. PARAPET

BO CANONY

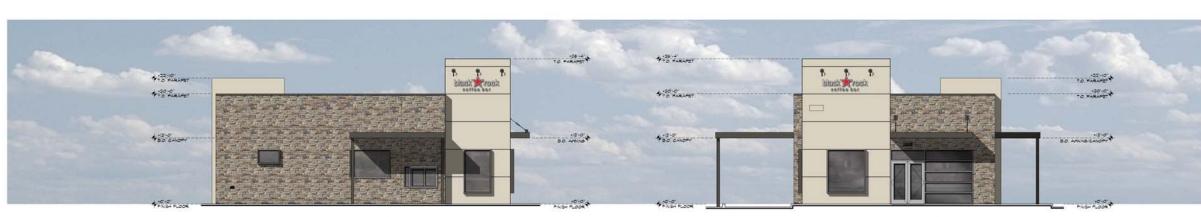






PAD'A' SEC VAL VISTA DRIVE AND QUEEN CREEK ROAD GILBERT, ARIZONA

+602.374.4920 T. +602.374.4922 F. WWW.L4STUDIO.COM



-22-0'4

SIDE ELEVATION (NORTH)

SIDE ELEVATION (SOUTH)

0 0

4:20-0'

FRONT ELEVATION (WEST)

REAR ELEVATION (EAST)



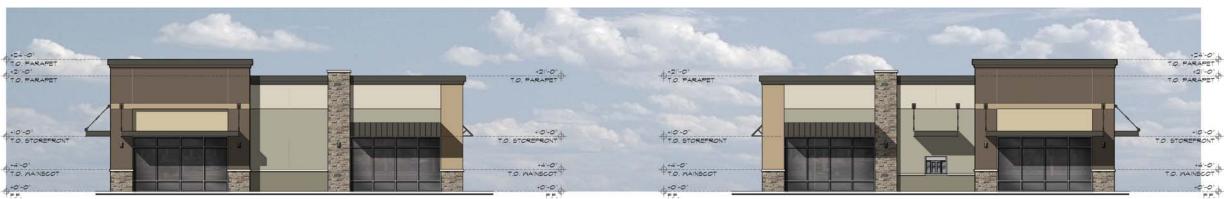




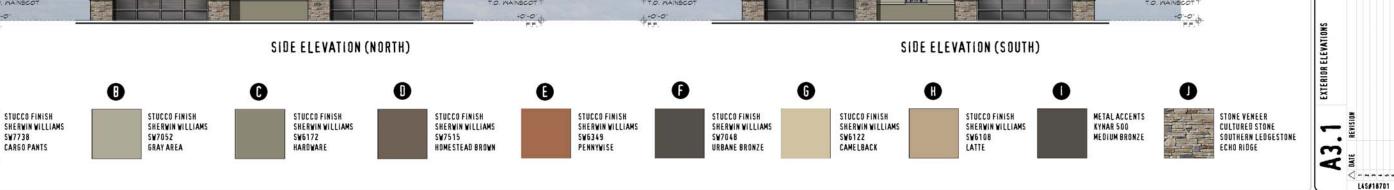








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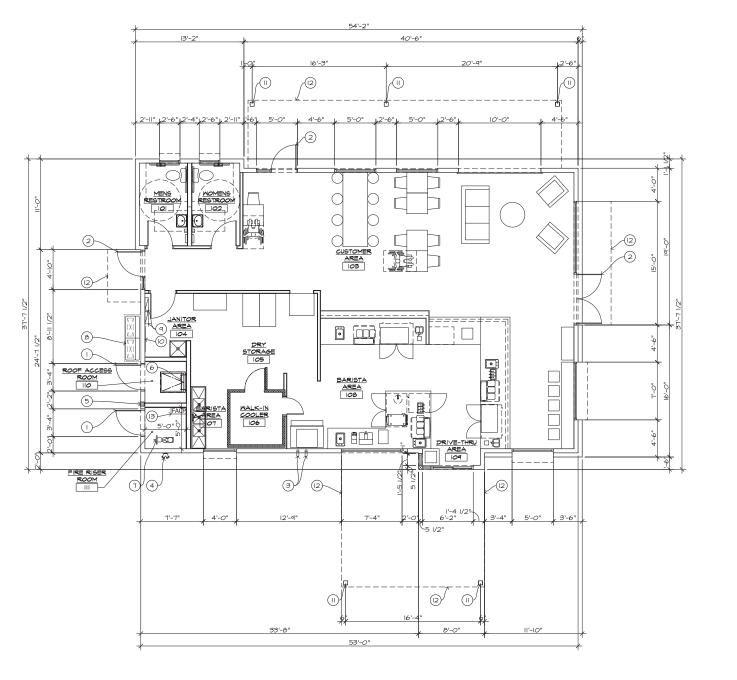


SUITE 209 PHOENIX I ARIZONA I 85013 +602.374.4920 T. +602.374.4922 F. WWW.L4STUDIO.COM



SHOPS 'A'
SEC VAL VISTA DRIVE AND QUEEN CREEK ROAD
GILBERT, ARIZONA

DR18-192 Val Vista and Queen Creek Lot 3 **Attachment 10: Floor Plan December 5, 2018**



⊕ KEYNOTES:

- I. HOLLOW METAL DOOR AND FRAME, REFER TO ELEVATIONS FOR COLOR.

 2. ALIMINUM STOREFRONT DOOR AND FRAME, REFER TO ELEVATIONS FOR COLOR.

 3. DONNSPOUT NOZZLE AT ROOF DRAIN AND OVERFLOW AT 12" ABOVE GRADE.

 4. WALL MOUNTED FDC, REFER TO FIRE SPRINKLER PLANG UNDER SEPARATE REVIEW AND SUBMITTAL.

 5. KNOX BOX, 3200 SERIES, ALIMINUM #3206, RECESSED INTO EXTERIOR WALL.

 6. ROOF ACCESS LADDER.

 7. FIRE RISER.

 9. SES, LOCATION.

 9. SIES, LOCATION.

 9. SIECTRICAL PANELS

 10. TELEPHONE MOUNTING BOARD.

 11. 64% STEEL COLUMN, REFER TO ELEVATIONS FOR COLOR.

 12. DASHED LINE INDICATES AWNING/CANOPY ABOVE, REFER TO ELEVATIONS FOR COLOR.

 13. FIRE CONTROL ALARM PANEL.





AND QUEEN CREEK ROAD SITE PLAN ARIZONA PROPOSED S.E.C. VAL VISTA DRIVE GILBERT,

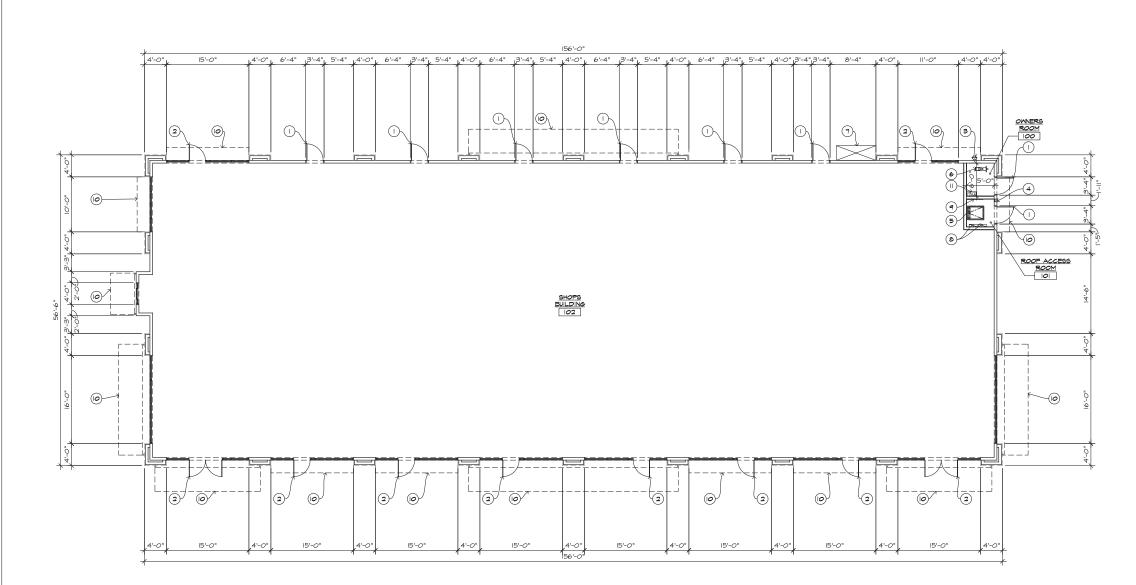
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L4S#18701

- I. HOLLOW METAL DOOR AND FRAME, REFER TO ELEVATIONS FOR COLOR.
 2. ALUMINUM STOREFRONT DOOR AND FRAME, REFER TO ELEVATIONS FOR COLOR.
 3. WALL MOUNTED FDC, REFER TO FIRE SPRINKLER PLANS UNDER SEPARATE REVIEW AND SUBMITTAL.
 4. KNOX BOX, 3200 SERIES, ALUMINUM #3206, RECESSED INTO EXTERIOR WALL.
 5. ROOF ACCESS LADDER.
 6. FIRE RISER
 7. S.E.S. LOCATION.
 8. ELECTRICAL PANELS
 9. TELEPHONE MOUNTING BOARD.
 10. DASHED LINE INDICATES ANNING/CANOPY ABOVE, REFER TO ELEVATIONS FOR COLOR.
 11. FIRE CONTROL ALARM PANEL.





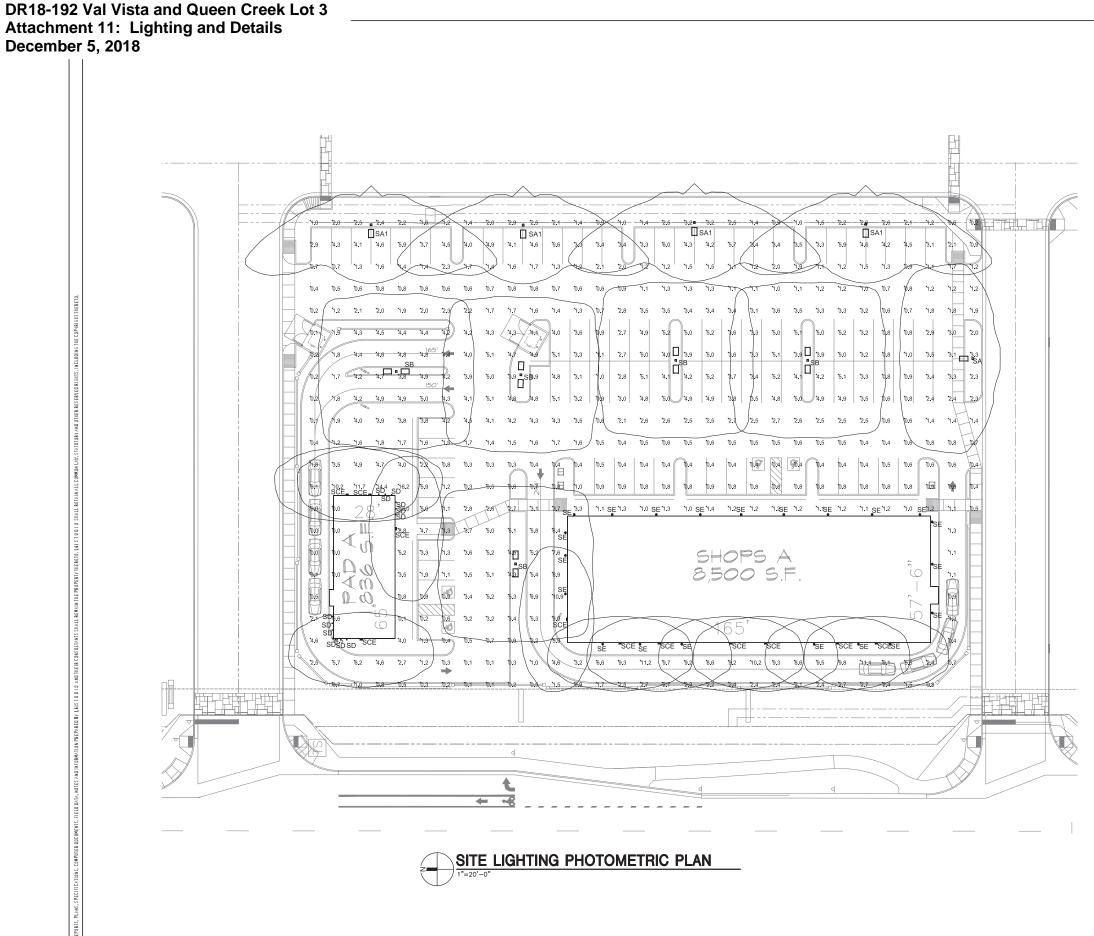


AND QUEEN CREEK ROAD SITE PLAN ARIZONA GILBERT, PROPOSED VAL VISTA DRIVE S.E.C.

A2.

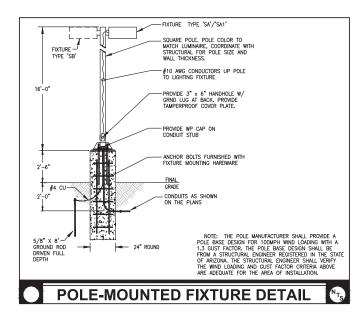
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SHOPS 'A' - FLOOR PLAN - (8,513 S.F.)



| LUMIN | AIRE S | CHE | DULE | | | | | |
|--------|--------|-----|--|--|---|----------|------|-------|
| Symbol | Label | Qty | Catalog Number | Description | Lamp | Lumens | LLF | Watts |
| Ö | SA | 1 | HUBBELL LIGHTING CL1-30L- 4K-3 | CIMARRON CL1 | 30 LEDs - 4000K - 70 CR | Absolute | 0.91 | 70 |
| ū | SA1 | 4 | HUBBELL LIGHTING CL1-30L- 4K-2 | CIMARRON CL1 | 30 LEDs - 4000K - 70 CRI | Absolute | 0.91 | 70 |
| o ô | SB | 5 | HUBBELL LIGHTING CL1-30L- 4K-5M | CIMARRON CL1 | 30 LEDs - 4000K - 70 CR | Absolute | 0.91 | 140 |
| | SCE | 11 | EATON-INVUE ENG-E02-LED-E1- BL2 | ENTRI LED LUMINAIRE (2) LIGHTBARS WITH AccuLED OPTICS - TYPE 2 | (42) 4000K CCT, 70 CRI LEDS ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIDPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET | Absolute | 0.91 | 46.9 |
| _ | SD | 12 | LITHONIA LIGHTING OLBF 8 50K DDB | OUTDOOR LED BULLET FLOOD LIGHT WITH FLOOD DISTRIBUTION AND 5000K LEDS | LED | Absolute | 0.91 | 11 |
| 0 | SE | 21 | TERON LIGHTING | GRDW-L24.5-120-277- 12CV-SM-30K | (2) LED20W-12 DRIVER WITH PERMLIGHT BB09BA-30K MODULES (8) AND A TRP BSP3-277 SURGE PROTECTOR | Absolute | 1.15 | 34.3 |

| STATISTICS | | | | | | |
|-------------|--------|--------|---------|--------|---------|---------|
| Description | Symbol | Avg | Max | Min | Max/Min | Avg/Min |
| FC @ GRADE | + | 2.7 fc | 16.2 fc | 0.0 fc | N/A | N/A |



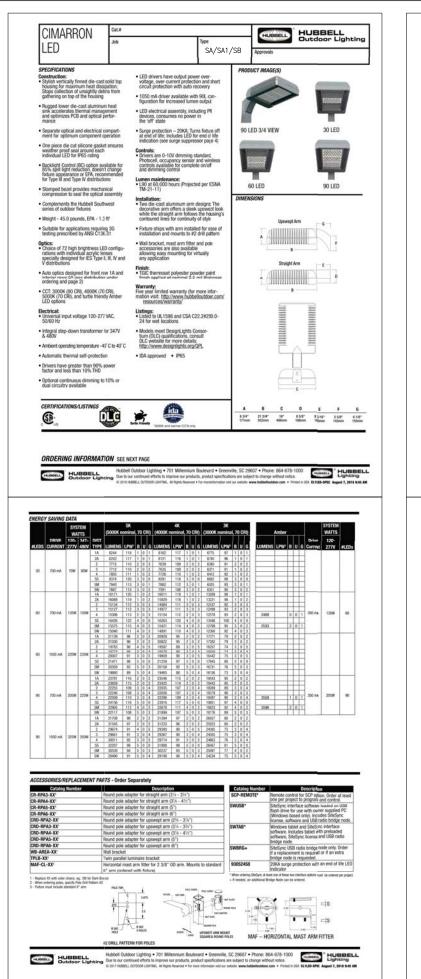


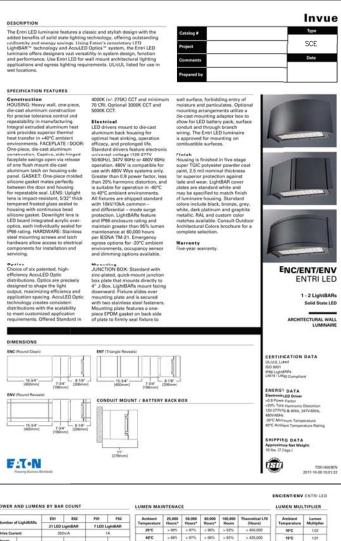
FOR INFORMATION ONLY

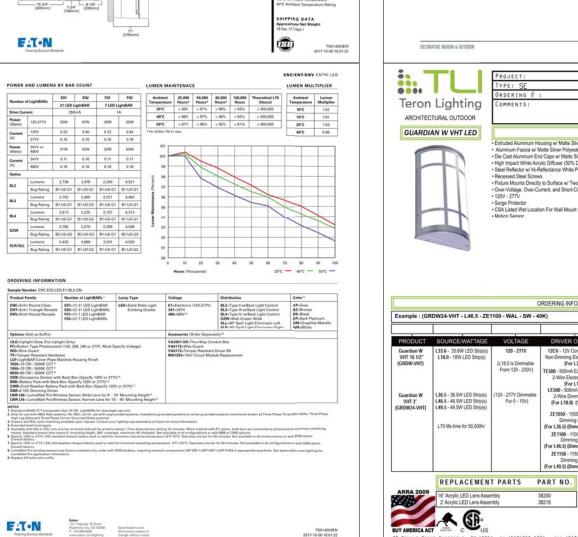
PROPOSED SITE PLAN S.E.C. VAL VISTA DRIVE AND QUEEN CREEK ROAD GILBERT, ARIZONA



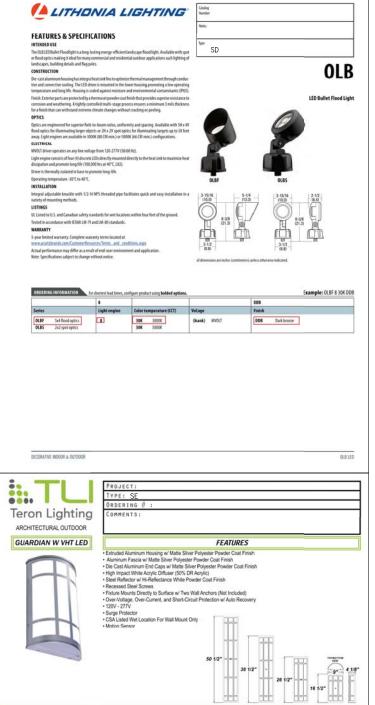
ASEIRNGINEERING 2410 w. royal palm rd. suite A, phoenix. AZ 85021 cselengineering.com o 602.287 0.300 f 602.287 0.600 l britises demands and associated documentation contrain incredution, begins, concepts, but data, that are see 16 palm (britise) concepts of their than originally. In the presence of the presence of the reporter of their than originally. In the presence of the presence of the concept on the presence of the presence







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ORDERING INFORMATION

120 - 277V

12CV - 12V Constant Voltage Non-Dirmining Electronic Driver (For L33.6) TE500 - 500mA ELV Low Voltage 2-Wire Electronic Driver (For L18.0) LE500 - 500mA Line Voltage

ZE1050 - 1050mA 4-Wire Dimming Driver (For L36.5) (Dimmable 0 - 10V) ZE1100 - 1100mA 4-Wire Dimming Driver (For L46.5) (Dimmable 0 - 10V)

ZE1150 - 1150mA 4-Wire

33 DONALD DRIVE FAIRFIELD, DR 45014 PH:(513)858-6004 FAX:(513)858-6038 EMAIL:SALES@TERONLIGHT.COM WEB:TERONLIGHT.CO

38200 38216

WAL - White SM - Matte Silver 30K - 3000K Color Temp. TB - Textured Black 5K - 3500K Color Temp.

RAL Colors or Custom Match -Consult Factory

We reserve the right to revise the design or components of any product due to parts availability or change in UL standards, without assuming any obligation or liability to modify any products previously manufactured, and without notice.

ROA EK **QUEEN CRE** PLAI w AND S RT, STA DRIVE ū ш S **B119** ROP 7 4 VAL ب

SSE PFT: PSN: CFK:

ix, AZ 85021 0 f 602.287.0600 [sole JOB NO: [182780 [

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INTENDED.

ARIZONA

LEVELA STUDIO, L.L.C.

PHOENIX | ARIZONA | 85013

INFORMATION

ONLY

6868 N. 7TH AVE.

+602.374.4920 T. +602.374.4922 F.

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DR18-192 Val Vista and Queen Creek Lot 3 Attachment 12: Design Guidelines December 5, 2018

Pad Site Development Guidelines Val Vist & Queen Creek April 25, 2016



APPROVED

Design Review Board
DR16-03

Case # _

Date

5/12/16

Subject to Conditions of Approval

APPROVED

Design Review Board

Case # ______5/12/16

Date ______(A

Subject to Conditions of Approval

Project Team







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I. Project Overview

A. Architectural Design Review

- 1. General Scope: Prior to commencing any work, Applicant shall engage a Registered Architect and/or Registered Consulting Engineers to design and produce the necessary and applicable documents/drawings for review by the Master Developer before any submission to the Town of Gilbert (the "Town"). The Master Developer shall conduct a review of the Applicant's documents/drawings in 2 phases: preliminary design review and final construction document review.
 - a. Preliminary Design Review: Applicant must provide, at a minimum, electronic drawings of the following: civil site plan showing proposed improvements including topography, site amenities, buildings, utilities, site lighting, signage, drives, and parking; landscape plan showing proposed landscape; building floor plans and exterior elevations (4-sided architecture) and any proposed signage elevations; and proposed colors and materials. Include colored elevations and one main 3D view. Reviews shall be complete within 15 days of confirmation of receipt of Applicant's documents/drawings by the Master Developer. Submit prior to closing on the land.
 - b. Construction Document Review: Provide an electronic copy of the construction document(s) set including all consultant drawings and specifications before submission to the Town. The design at construction document review must be substantially the same as was approved by the Master Developer for the Preliminary Design Review. Reviews shall be complete within 15 days from of confirmation of receipt of Applicant's documents/drawings by the Master Developer. Approval by the Master Developer of the construction document(s) is required prior to construction start.
 - c. Any design changes desired by Applicant after Master Developer approval must be reviewed by the Master Developer before submission to the Town and/or commencement of construction.
 - d. Any deviation to the approved ordinances, zoning and stipulations will need to be approved through the standard procedures by the Town of Gilbert.
 - e. Approval will not be unreasonably withheld, conditioned, or delayed. The approval required of the Architectural Review Committee shall be in addition to, and not in lieu of, any approvals or permits that may be required under any federal, state or local law, statute, ordinance, rule or regulation.
 - f. Deviation from these guidelines is not allowed unless otherwise approved by the Master Developer in writing.
 - g. Subsequent approval shall meet DR16-03 approval and/or the intent of this Design Guidelines document for colors, materials and architectural styles.
- 2. The developer reserves the right to evaluate specific items not addressed by these criteria if those items impact the function or overall appearance of the project.
- 3. Local government rules and regulations shall govern if in conflict with these criteria.



II. Site Plan

A. Master Site Plan The site plan for this project is set up as a mixed use development. The site is made up of commercial uses along Val Vista and Queen Creek allowing for pad and small multitenant users to benefit from the traffic and exposure of those arterials. Southeast of the commercial uses will be a proposed congregate care facility providing assisted, independent, and memory care. Further buffering the single family residents to the south and east are congregate care casitas serving as an option for residents who might not require living in the full congregate care facility but want to have some of the benefits.

The site plan will provide for contiguous pedestrian paths throughout the site connecting the neighborhood and school to the west into the project and through it. The site will have standard driveway spacing meeting Gilbert requirements to the surrounding streets and each entrance will include a decorative paving feature.

The site has a mix of straight and curvilinear drives throughout providing a more interesting experience for pedestrians and automobiles.

See attached overall development plan Exhibit A

B. Internal Driveway Cross Sections: Driveway locations are determined by standard Gilbert required separation distances and existing adjacent access locations. The driveways will typically be crowned drives with landscaping or parking on either side. Public water and private sewer lines will generally be located within the loop roads.

See Exhibit B for Cross Section Detail.

C. Project Screening

- 1. Site Walls to be stucco with stone veneers pillars as shown in Exhibit C. Parking screen walls to be between 3 and 4 feet tall with the exact height per the direction of the city.
- 2. Areas to be screened include loading areas, parking, private open spaces, trash enclosures and ground mounted equipment.
- 3. Trash enclosure walls to be 6 feet tall unless required to be taller by the Town. They shall be screened to reasonably hide them from the public way and within the development.
- 4. Back of house or loading dock functions should be screened from public right-of ways.
- 5. See Exhibit C for Screening Details.

D. Parking Locations and Design Canopies

1. Large scale parking areas should be located away from the arterials streets. Parking, drive lanes and loading zones are not allowed within required landscape setbacks.



III. Landscape

A. Project entry feature and details. The project will generally have two entrance types, major and minor. The major entrance will have slightly more landscaping and normally have a sign incorporated into the entrance. The minor entry drive will have slightly less landscaping, but will maintain a level of design to compliment the site and provide users with a sense of entry at the project.

See Exhibit D for major and minor entry features.

B. Project entry drives cross section. The cross section at the drive entry will generally be the same between minor and major entrances with the only difference being the level of landscape materials.

See Exhibit E

C. Project Plant Palette: The landscape design shall incorporate plants from the below Plant Palette.

PLANT PALETTE:

Trees:

Acacia salicina Willow Acacia Acacia smallii Sweet Acacia

Caesalpinia mexicana Mexican Bird of Paradise Chitalpa 'Pink Dawn' Pink Dawn Chitalpa

Dalbergia sissoo Sissoo

Prosopsis 'AZT' thornless Thornless Mesquite
Quercus virginiana 'Heritage' Heritage Live Oak

Sophora secundiflora Silver Texas Mountain Laurel

Palm trees:

Phoenix dactylifera

Washintonia

Date Palm
Fan Palm

Shrubs:

Bougainvillea 'Torch Glow'
Dodonaea viscosa 'Purpurea'
Eremophila maculate 'Valentine'

Euphorbia biglandulosa

Hibiscus

Justicia spicigera

Leucophyllum langmaniae 'Rio Bravo' Leucophyllum zygophyllum 'Cimarron'

Ruellia penninsularis Russelia equisetiformis

Tecoma stans

Tecoma 'Orange Jubilee'

Torch Glow Bush Bougainvillea Purple Leafe Hopseed Bush

Valentine Bush Gopher Plant Pink Hibiscus

Mexican Honeysuckle Rio Bravo Sage

Cimarron Sage
Desert Ruellia
Firecracker Plant
Sparklette

Accents:

Agave geminiflora
Dasylirion longissimum

Dietes bicolor Hesperaloe Century Plant

Orange Jubilee

Toothless Desert Spoon

Butterfly Iris Hesperaloe



Pedilanthus macrocarpus Ladyslipper Yucca Ladyslipper

Groundcovers:

Chrysactinia Mexicana Damianitia Eremophila glabra 'Mingenew Gold' Emu Lantana Lantana

D. Hardscape and non-vegetative ground cover needs to be in substantial conformance with the attached site plan. Use of specialty pavement at all internal sidewalks and crossings (except as mandated by the ADA) per the approved pattern noted on the site plan.

Decomposed Granite

Express Gold ½" screened Rip Rap – Express Gold 2"-4"

E. Site amenities - See Exhibit F for approved site amenities.

IV. Building Architecture

A. Massing

- 1. The mass of the building should respect and respond to the surrounding buildings. Varied roof lines and footprints shall be utilized to break up the façade to respond to the adjacent residential neighbors.
- 2. Provide horizontal and vertical building breaks of at least 2 feet at reasonable intervals.

B. Scale and Context

3. Building(s) should be appropriate scale for the site and its surroundings. It should complement the other buildings. Consideration should be given to how the building relates in features to the surrounding buildings.

C. Exterior Facade

- 1. The primary veneer of exterior walls shall be a combination of stucco and stone veneer.
- 2. Building design should be four sided design.
- 3. A maximum of 6 inches of exposed foundation allowed.
- 4. Accent materials may be used such as architectural metal, brick, stained wood and may be used.
- 5. Highly reflective materials are not allowed.
- 6. The roof shall either be a flat roof, concealed by a parapet, or a low sloping clay or concrete tile.
- 7. Accessory structures, such as carports, may be a flat metal roof.
- 8. Retail entries to be pedestrian-scaled with an architecturally integrated cover.
- 9. Arcades, significant overhangs, awnings and other integral shade elements are highly encourage.
- 10. Building entrances should be prominent and easily identifiable and well lit.



D. Color and Material Selection

- 1. Colors and materials should be complementary to the existing buildings on site.
- 2. See Exhibit G for a materials and color palette.

E. Roof Mounted Equipment

- 1. Mechanical Equipment shall be fully screened at the ground level. This includes utility meters and associated piping, trash compactors, transformers, ground installed equipment, service areas and grease interceptors.
- 2. External roof access equipment is not allowed.
- 3. Rooftop equipment shall be fully screened from adjacent properties and the public way by parapet walls or sloped roof elements. Roof mounted equipment shall not be visible.
- 4. Roof mounted equipment is not allowed on pitched roofs.

F. Carports

1. See Exhibit J for Carport Design

V. Site Lighting – Exhibit H

A. Parking Lot Lighting

- Pole lighting to be Spaulding Cimarron LED CL1S Dark Bronze
 See attached cut sheet.
- 2. Pole and mounting shall be 16'-0" square straight steel pole, 6" above finished graded concrete base with overall mounting height of 16'-6". Dark Bronze
- 3. Any canopy lighting shall be Lithonia LED Canopy Light. Catalog number DSXSC LED.
- 4. If flag pole or up lighting is required Lithonia LED round ground mounted flag pole light catalog number OLBF shall be used.
- 5. Each site will be responsible for lighting the adjacent ½ of their internal loop roads.

B. Pedestrian Lighting

- 1. Sufficient lighting for the project will be provided by the parking lot lighting.
- C. Building Lighting Provide building lighting that is complimentary to the building architecture. Examples of approved building light are found in Exhibit H. Other fixtures approved at the discretion of the town of Gilbert and Developer.
- VI. Signage Refer to the Comprehensive Sign Plan (Not included in this document).



Exhibit A Master Site Plan



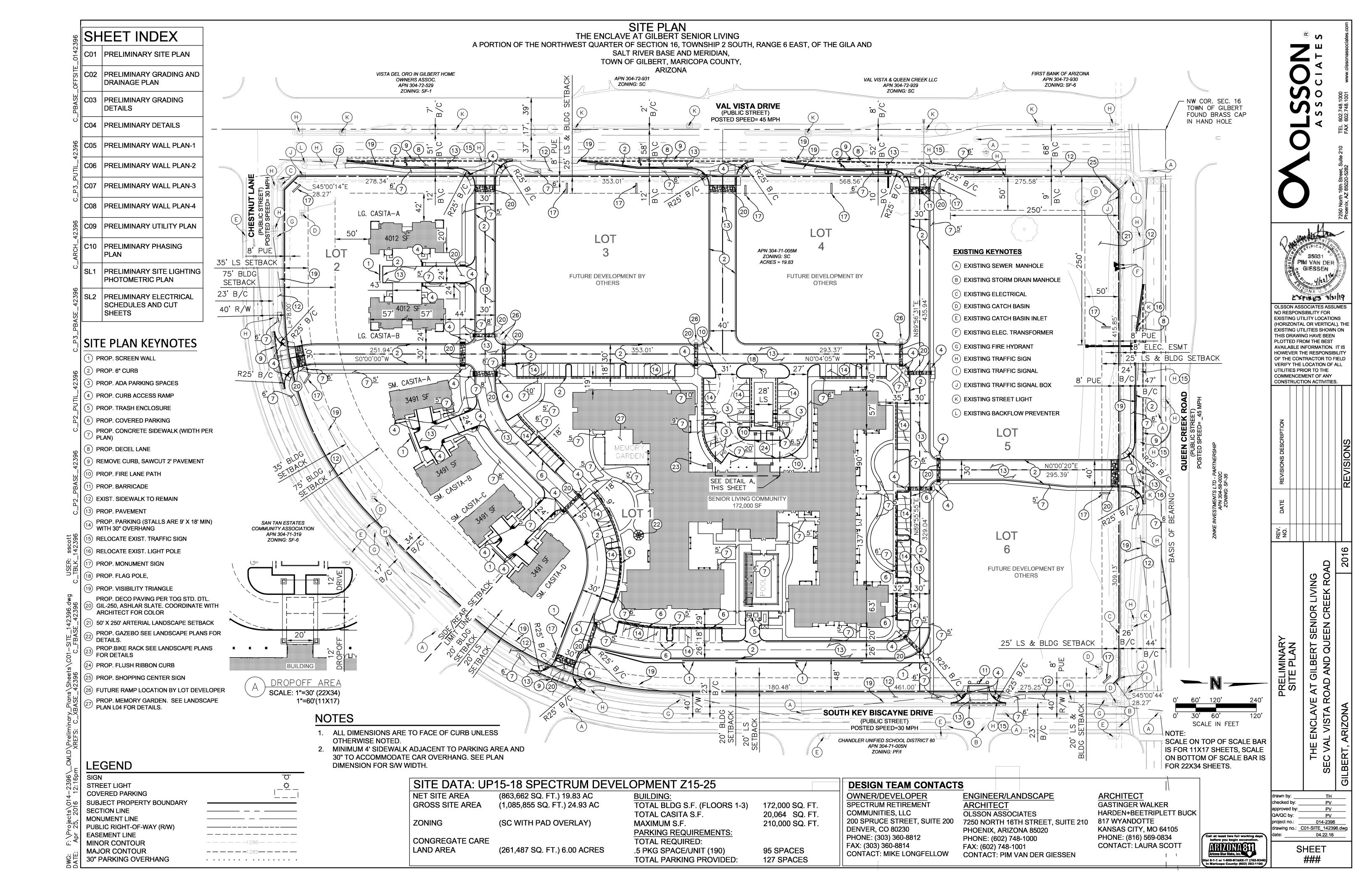
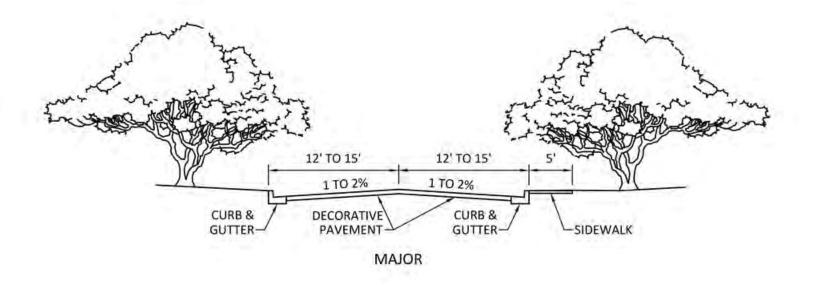
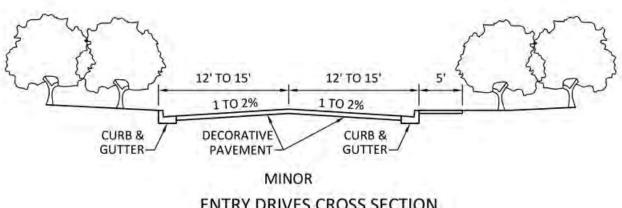


Exhibit B Internal Driveway







ENTRY DRIVES CROSS SECTION SCALE: NTS



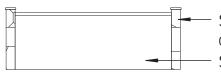


The Enclave at Gilbert Senior Living



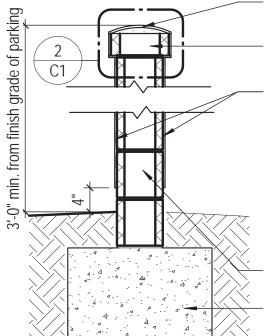
Exhibit C Screening





Stone veneered pillar with cast stone capstone
Stucco, medium accent color

Site Screen Wall Typical Elevation



Stucco cap, medium accent color

10" CMU Block per Structural

Stucco, medium accent color

Provide equally spaced vertical control joints in stucco for every 144 s.f. or less of surface area and at a maximum of 18'-0" O.C.; Verify with manufacturer's instructions.

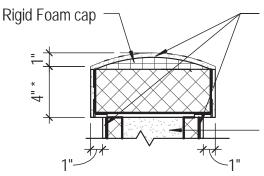
8" CMU Block per Structural

Footing per Structural

Elevation/Section at Screen Wall

3/4" = 1'-0"

1



Stucco, medium accent color

NOTE: Trash/Generator enclosures do not receive Stucco on inside face of wall

CMU block wall Re: Structural

*8" at memory garden wall

| Detail at Wall Ca | p |
|-------------------|---|
|-------------------|---|

C1 1 1/2" = 1'-0"



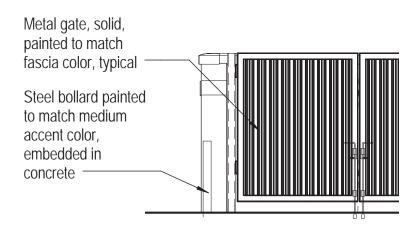




The Enclave at Gilbert Senior Living Spectrum Retirement

Exhibit C1 Screening

25 April 2016



Elevation - Trash Enclosure 2 1/4" = 1'-0"

Stucco cap

Stucco trim

Stucco

Elevation at Trash Walls 1 1/4" = 1'-0" 30.01

> 6'-8" at Trash Enclosure 5'-6" to top of band $\bar{\omega}$

Stucco cap, medium accent color

10" CMU Block per Structural 8" CMU Block per Structural

30.01

Stucco over 1/2" cement board, medium accent color

Provide equally spaced vertical control joints in stucco for every 144 s.f. or less of surface area and at a maximum of 18'-0" O.C.; Verify with manufacturer's instructions

Stucco, medium accent color

Stucco weep screed, paint exposed block where visible

Gravel Mulch; re: Landscape Plans

Grout solid below grade

Foundation; re: Structural

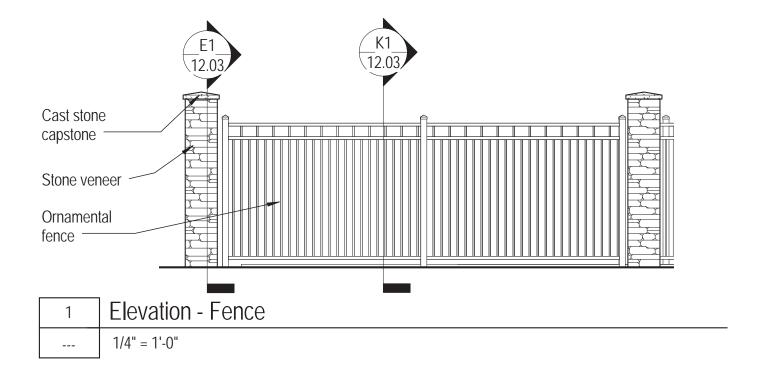
Section at Trash Wall 3 3/4" = 1'-0"

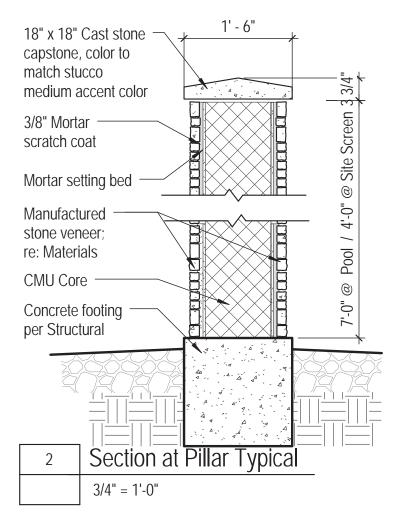


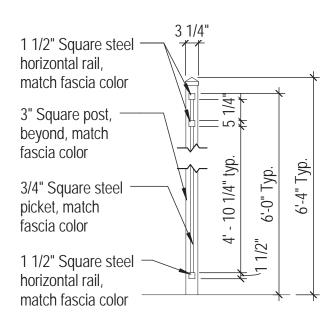




The Enclave at Gilbert Senior Living Spectrum Retirement **Exhibit C2 Screening** 25 April 2016







| 3 | Section at Fence |
|---|------------------|
| | 1/2" = 1'-0" |





Gastinger Walker &

The Enclave at Gilbert Senior Living Spectrum Retirement

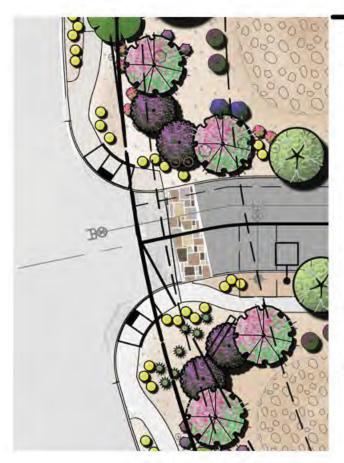
Exhibit C3 Screening

25 April 2016

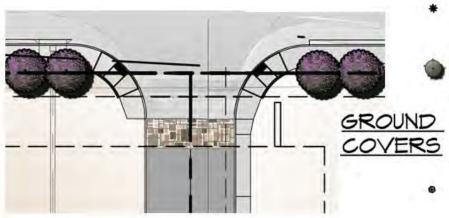
Exhibit D Project Entry Features



PLANT LEGEND



TYPICAL MAJOR ENTRY FEATURE SCALE: NTS



TYPICAL MINOR ENTRY FEATURE SCALE: NTS

TREES

BOTANICAL NAME



Acacia salicina Willow Acacia



Chitalpa ' Pink Dawn' Pink Dawn chitalpa



Sophora secundiflora Silver Tx Mountain Laurel

ACCENTS

BOTANICAL NAME COMMON NAME

- Agave geminifloraCentury Plant
- Dasylirion longissimum
 Toothless Desert Spoon
 - Hesperaloe parviflora 'Brakelights' Hesperaloe
 - Yucca recurvifolia Soft Leaf Yucca

BOTANICAL NAME

Chrysactinia mexicana Damianita

- Lantana montevidensis
 Trailing Lantana
- New Gold Lantana



Exhibit 'D'

The Enclave at Gilbert Senior Living

APRIL 25, 2016



Exhibit E Entry Drives



Cross-Sections to be revised and provided to and approved by the Planning Department prior to construction documents

Exhibit F Site Ammenities







Manufacturer: Keystone Ridge

Model: Reading Color: Copper Vein





Water Fountain - 3 Vase

Manufacturer: Aqua Bella

Model: Tuscany

Color: Hand Selected by Owner Rep





32 Gallon Trash Receptacle

Manufacturer: Keystone Ridge

Model: Reading Color: Copper Vein



Bike Rack

Manufacturer: Keystone Ridge

Model: Reading Color: Copper Vein





Planter Pots

Manufacturer: Kornegay Design LLC

Model: Mex Bold

Color: Davis Integral Color 'Taupe'



Exhibit 'F'

The Enclave at Gilbert Senior Living

APRIL 25, 2016



Exhibit G Color and Material



Color Palette (Sherwin Williams colors, typical)



Materials







- Boral, Cultured Stone, Southern Ledgestone, Echo Ridge







Anodized Aluminum - clear



The Enclave at Gilbert Senior Living Spectrum Retirement

Development Materials

14 April 2016

Exhibit H Lighting



Cat.#

Job



Approvals

SPECIFICATIONS

Construction:

- Stylish vertically finned die-cast solid top housing for maximum heat dissipation; Stops collection of unsightly debris from gathering on top of the housing
- · Rugged lower die-cast aluminum heat sink accelerates thermal management and optimizes PCB and optical perfor-
- · Separate optical and electrical compartment for optimum component operation
- One piece die cut silicone gasket ensures weather proof seal around each individual LED for IP65 rating
- · Backlight Control (BC) option available for 85% spill light reduction, doesn't change fixture appearance or EPA, recommended for Type III and Type IV distributions
- Stamped bezel provides mechanical compression to seal the optical assembly
- · Complements the Hubbell Southwest series of outdoor fixtures
- Weight 45.0 pounds, EPA 1.3 ft²
- Suitable for applications requiring 3G testing prescribed by ANSI C136.31

- · Choice of 72 high brightness LED configurations with individual acrylic lenses specially designed for IES Type II, III, IV and
- Auto optics designed for front row 1A and interior rows 2A (see distribution under ordering and page 2)
- CCT: 3000K (80 CRI), 4000K (70 CRI), 5000K (70 CRI), and turtle friendly Amber LED options

Electrical:

- Universal input voltage 120-277 VAC, 50/60 Hz
- Integral step-down transformer for 347V & 480V
- Ambient operating temperature -40° C to 40° C
- · Automatic thermal self-protection
- Drivers have greater than 90% power factor and less than 10% THD
- . Optional continuous dimming to 10% or dual circuitry available

· LED drivers have output power overvoltage, over-current protection and short circuit protection with auto recovery

Type

- . 1050 mA driver available with 90L configuration for increased lumen output
- · LED electrical assembly, including PR devices, consumes no power in the 'off' state
- Surge protection 20KA; Turns fixture off at end of life: Includes LED for end of life indication (see surge suppressor page 4)

Controls:

 Drivers are 0-10V dimming standard. Photocell, occupancy sensor and wireless controls available for complete on/off and dimming control

Lumen maintenance:
• L90 at 60,000 hours (Projected per IESNA TM-21-11)

Installation:

- Two die-cast aluminum arm designs: The decorative arm offers a sleek upswept look while the straight arm follows the housing's contoured lines for continuity of style
- · Fixture ships with arm installed for ease of installation and mounts to #2 drill pattern
- Wall bracket, mast arm fitter and pole accessories are also available allowing easy mounting for virtually any application

TGIC thermoset polyester powder paint finish applied at nominal 2.5 mil thickness

Warranty:

Five year limited warranty (for more information visit: http://www.hubbelloutdoor.com/ resources/warranty/

- Listings:
 Listed to UL1598 and CSA C22.2#250.0-24 for wet locations
- Models meet DesignLights Consortium (DLC) qualifications, consult DLC website for more details: http://www.designlights.org/QPL
- IDA approved
 IP65

PRODUCT IMAGE(S)





30 LED

90 LED 3/4 VIEW

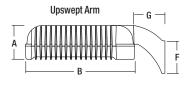


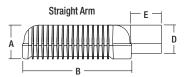


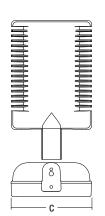
60 LED

90 LED

DIMENSIONS







| Α | В | С | D | E | F | G |
|--------|---------|-------|--------|---------|--------|--------|
| 6 3/4" | 21 3/4" | 16" | 6 5/8" | 6 5/16" | 5 5/8" | 6 1/8" |
| 171mm | 552mm | 406mm | 168mm | 160mm | 143mm | 155mm |

CERTIFICATIONS/LISTINGS











ORDERING INFORMATION SEE NEXT PAGE









D-Series LED Surface Canopy



d"series

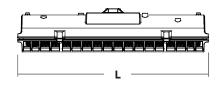
Specifications

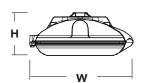
Length: 17-3/4" (45.1 cm)

Width: 8-1/2" (21.6 cm)

Height: 3-7/16"

Weight 16 lbs (max): (7.3 kg)





Catalog Number

Notes

Туре

it the Tab key or mouse over the page to see all interactive elements.

Introduction

The D-Series LED Surface Canopy luminaire is ideal for covered walkways or drive-thrus, semi-covered outdoor aisles, and walk-in coolers and freezers. Its five optical choices provide the design flexibility to potentially reduce luminaire counts while still meeting IES criteria, lowering overall energy consumption.

Its expected service life of over 100,000 hours (20 years of nighttime operation) combined with the available motion/ambient sensor offers an extremely low maintenance solution that yields quick payback.

Ordering Information

EXAMPLE: DSXSC LED 20C 700 40K T5M MVOLT SRM DWHXD

| DSXSC LED | | | | | | | | | | | | |
|-----------|--------------------|--|---------------------------|---|----------------------------|---|---------------------------------|--|---|--|---------------|---|
| Series | LEDs Drive current | | Color ten | Color temperature | | Distribution | | Voltage | | Mounting | | |
| DSXSC LED | 10C 20C 30C | 10 LEDs (one engine) 1,2 20 LEDs (two engines) 30 LEDs (three engines) | 350 530 700 1000 | 350 mA 530 mA 700 mA 1000 mA (1 A) | 30K 40K 50K AMBPC | 3000 K 4000 K 5000 K Amber phosphor converted ³ | T5E T5M T5W T5R ASY | Type V, entryway ⁴ Type V, medium Type V, wide Type V, rectangular Asymmetric | MVOLT ⁵ 120 ⁵ 208 ⁵ 240 ⁵ | 277 ⁵ 347 ⁶ 480 ⁶ | Shippe SRM | d included Surface mount (12-inch length supply leads) |

| Options | | | | | Finish (req | uired) |
|--|--|--|--|--|-------------------------|--|
| Shipped in HS SF DF SPD CFMH PIR PIRH PIR3FC3V | House-side shield (housing visor) ⁷ Single fuse (120, 277, 347V) ^{8,9} Double fuse (208, 240, 480V) ^{8,9} Separate surge protection ¹⁰ Cover finish matches housing ¹¹ Motion/ambient sensor for 8-15' mounting heights ¹² Motion/ambient sensor for 8-15' mounting heights and for typical applications requiring daylight harvesting and Title 24 compliance ¹² | PIRH3FC3V XAD XADN XAD PIR XAD PIRH XADN PIRH | Motion/ambient sensor for 15-30' mounting heights and typical applications requiring daylight harvesting and Title 24 compliance ¹² XPoint™ Wireless enabled ¹³ XPoint™ Wireless enabled for emergency circuit ¹³ XPoint™ Wireless enabled motion/ambient sensor for 8-15' mounting heights ^{13,14} XPoint™ Wireless enabled motion/ambient sensor for 15-30' mounting heights ^{13,14} XPoint™ Wireless enabled motion/ambient sensor for emergency circuits for 8-15' mounting heights ^{13,14} XPoint™ Wireless enabled motion/ambient sensor for emergency circuits for 15-30' mounting heights ^{13,14} | Shipped separately BDS Bird shroud ⁷ | DWHXD DNAXD DDBXD | White Natural aluminum Dark bronze |

Accessories

Ordered and shipped separately

DSXSCHS U House-side shield (1 per light engine)

DSXSCBDSSJ DWHXD U Bird shroud for SRM on surface J-box only, white (specify finish)

NOTES

- 1 Available with 700mA or 1000mA option only.
- 2 Not available with 347 or 480V.
- 3 AMBPC only available with 530mA or 700mA.
- 4 DesignLights Consortium qualified.
- 5 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options).
- 6 N/A with one light engine (10C). Only available with 700mA or 1000mA.
- 7 Also available as a separate accessory; see Accessories information at left.
- 8 Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- Not available with XAD.

- $10\,\mbox{See}$ the electrical section on page 3 for more details.
- 11 Available with DNAXD or DDBXD only.
- 12 PIR & PIR3FC3V specifies the Acuity Controls SBOR 10 ODP motion/ambient sensor, the PIRH & PIRH3FC3V specifies the Acuity Controls SBOR 6 ODP motion/ambient sensor.
- 13 Dimming driver standard. Not available with 347V or 480V. Not available with fusing.
- 14 XAD PIR specifies the Acuity Controls XPA SBOR10 wireless controller, the XADN PIR specifies the Acuity Controls XPA SBON10 wireless controller, the XAD PIRH specifies the Acuity Controls XPA SBOR6 wireless controller, and the XADN PIRH specifies the XPA SBON6 wireless controller.





FEATURES & SPECIFICATIONS

INTENDED USE

The OLB LED Bullet Floodlight is a long-lasting energy-efficient landscape flood light. Available with spot or flood optics making it ideal for many commercial and residential outdoor applications such lighting of landscapes, building details and flag poles.

CONSTRUCTION

Die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. The LED driver is mounted in the lower housing promoting a low operating temperature and long life. Housing is sealed against moisture and environmental contaminants (IP65).

Finish: Exterior parts are protected by a thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling.

OPTICS

Optics are engineered for superior field-to-beam ratios, uniformity and spacing. Available with 5H x 4V flood optics for illuminating larger objects or 2H x 2V spot optics for illuminating targets up to 50 feet away. Light engines are available in 3000K (80 CRI min.) or 5000K (66 CRI min.) configurations.

FIFCTRICAL

MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).

Light engine consists of four (4) discrete LEDs directly mounted directly to the heat sink to maximize heat dissipation and promote long life (100,000 hrs at 40° C, L82).

Driver is thermally isolated in base to promote long-life.

Operating temperature -30°C to 40°C.

INSTALLATION

Integral adjustable knuckle with 1/2-14 NPS threaded pipe facilitates quick and easy installation in a variety of mounting methods.

LISTINGS

UL Listed to U.S. and Canadian safety standards for wet locations within four feet of the ground. Tested in accordance with IESNA LM-79 and LM-80 standards.

WARRANTY

5-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms and com/CustomerResources/Terms and com/CustomerResources/Ter

Actual performance may differ as a result of end-user environment and application.

Note: Specifications subject to change without notice.



OLB

LED Bullet Flood Light



3-1/2

All dimensions are inches (centimeters) unless otherwise indicated.

| ORDERING INFORMATION For shortest lead times, configure product using bolded options . Example: OLBF 8 30K DDB | | | | | | | | | |
|--|--------------|-------------------------|---------------|-----------------|--|--|--|--|--|
| | 8 | | | DDB | | | | | |
| Series | Light engine | Color temperature (CCT) | Voltage | Finish | | | | | |
| OLBF 5x4 flood optics | 8 | 30K 3000K | (blank) MVOLT | DDB Dark bronze | | | | | |
| OLBS 2x2 spot optics | | 50K 5000K | | | | | | | |

DECORATIVE INDOOR & OUTDOOR OLB LED

Recessed wall luminaire

Housing: Constructed of die cast and extruded aluminum with integral wiring compartment. Mounting tabs provided. Die castings are marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy.

Enclosure: One piece die cast aluminum faceplate, 1/8" thick. Clear tempered glass with translucent white ceramic coating. Faceplate is secured by two (2) socket head, stainless steel, captive screws threaded into stainless steel inserts in the housing casting. Continuous high temperature O-ring gasket for weather tight operation.

Electrical: 10.1 W LED luminaire, 11.3 total system watts, -30°C start temperature. Integral 120 V through 277 V electronic LED driver, 0 -10 V dimming. The LED and driver are mounted on a removable plate for easy replacement. Standard LED color temperature is 3000K (available in 4000K; add suffix K4). Provided with 1/2" NPT threaded conduit entries.

Note: Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. These luminaires are available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

UL listed for US and Canadian Standards, suitable for wet locations and for installation within 3 feet of ground. Type non-IC. Protection class: IP64.

Luminaire Lumens: 96

Tested in accordance with LM-79-08

Type: V

BEGA Product #:

Project: Spectrum Projects

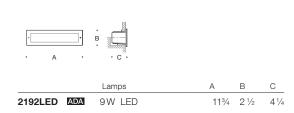
Voltage:

Color: Black

Options:

Modified:





6" ROUND LED DOWNLIGHT

CATALOG #: TYPE

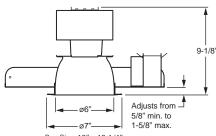
Spectrum Projects

L60 - L15/840 CS - OPTIONS -**DIM - 120** SERIES OPTIONS VOLTAGE LUMEN REFLECTOR DRIVER CRI & PACKAGE CCT FINISH



CROSS SECTION

EXAMPLE



Pan Size: 12" x 16-1/4" Ceiling Cutout: ø6-1/2'

ORDERING INFORMATION

SERIES

6" Round LED Downlight L60

LED PACKAGE

| | Example: L15/835 | | | | | | | | |
|------------------|-------------------|----------------------------|------------------------------|--|--|--|--|--|--|
| LUMEN PACKAGE | NOMINAL LUMENS | MINIMUM CRI & CCT | AVERAGE SYSTEM WATTAGE | | | | | | |
| L11 | 1,100 | 827 = 80 CRI, 2700K | 17 | | | | | | |
| L15 | 1,500 | 830 = 80 CRI, 3000K | 20 | | | | | | |
| L20 | 2,000 | 835 = 80 CRI, 3500K | 27 | | | | | | |
| L30 | 3,000 | 840 = 80 CRI, 4000K | 39 | | | | | | |

Nominal lumens based on 3500K CCT, actual lumens may vary.

REFLECTOR FINISH (Must specify)

CS Clear semi-specular (standard)

CG Champagne gold GD Gold PW Pewter

Satin-glow SG SPC Clear specular STR Straw

WH Painted white reflector, textured (cannot be used

with AC/CAL or MB/CAL)

WT Wheat

OPTIONS EM/7W

7-watt emergency driver (maximum 500 lumens module output in EM mode)

MWT

Matte white trim AC/CAL Accent cone with clear acrylic lens MB/CAL Micro-baffle with clear acrylic lens LAD Acrylic luminous disk (CS reflector only)

Acrylic luminous disk open (CS reflector only) LADO LAR Acrylic luminous ring (CS reflector only)

DRIVER

Additional dimming drivers available, see Information Section.

Driver prewired for non-dimming applications DIM Driver prewired for 0-10V low voltage dimming

applications

VOLTAGE (Must specify)

120V 120 277 277V

FEATURES

- Rated for 50,000 hours at 70% lumen maintenance (L70).
- 1100-, 1500-, 2000-, or 3000-lumen module.
- ► 2700K, 3000K, 3500K, or 4000K color temperatures.
- LED module and driver accessible from below ceiling plane for ease of maintenance.
- ► 0-10V dimming down to 10% light output available.
- Optional system-integrated emergency LED driver available.
- Optional wet location under covered ceiling available when specified with AC/CAL or MB/CAL option.
- Finned, extruded aluminum, passive heat sink dissipates heat for superior thermal management.
- Integral pan throat field-adjusts to accommodate ceilings up to 1-5/8" thick.
- Self-flanged aluminum reflector offers maximum optical performance and provides crisp, clean installation without unsightly light leaks.
- Adjustable hanger brackets with bar hangers standard.
- Sturdy one-piece pan construction.
- This fixture is proudly made in the USA.

Invue

The Entri LED luminaire features a classic and stylish design with the added benefits of solid state lighting technology, offering outstanding uniformity and energy savings. Using Eaton's proprietary LED LightBAR™ technology and AccuLED Optics™ system, the Entri LED luminaire offers designers vast versatility in system design, function and performance. Use Entri LED for wall mount architectural lighting applications and egress lighting requirements. UL/cUL listed for use in wet locations.

| Catalog # | | Туре |
|-------------|-----------------------|------|
| Project | Spectrum Projects | Q |
| Comments | Exterior Egress Doors | Date |
| Prepared by | | |

SPECIFICATION FEATURES

Construction

HOUSING: Heavy wall, one-piece, die-cast aluminum construction for precise tolerance control and repeatability in manufacturing. Integral extruded aluminum heat sink provides superior thermal heat transfer in +40°C ambient environments. FACEPLATE / DOOR: One-piece, die-cast aluminum construction. Captive, side hinged faceplate swings open via release of one flush mount die-cast aluminum latch on housing side panel. GASKET: One-piece molded silicone gasket mates perfectly between the door and housing for repeatable seal. LENS: Uplight lens is impact-resistant, 5/32" thick tempered frosted glass sealed to housing with continuous bead silicone gasket. Downlight lens is LED board integrated acrylic overoptics, each individually sealed for IP66 rating. HARDWARE: Stainless steel mounting screws and latch hardware allow access to electrical components for installation and servicing.

Optics

Choice of six patented, highefficiency AccuLED Optic distributions. Optics are precisely designed to shape the light output, maximizing efficiency and application spacing. AccuLED Optic technology creates consistent distributions with the scalability to meet customized application requirements. Offered Standard in

4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K CCT, 5000K CCT and 5700K CCT.

Electrical

LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficacy, and prolonged life. Standard drivers feature electronic universal voltage (120-277V 50/60Hz), 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Greater than 0.9 power factor, less than 20% harmonic distortion, and is suitable for operation in -40°C to 40°C ambient environments. All fixtures are shipped standard with 10kV/10kA common and differential - mode surge protection. LightBARs feature and IP66 enclosure rating and maintain greater than 95% lumen maintenance at 60,000 hours per IESNA TM-21. Emergency egress options for -20°C ambient environments, occupancy sensor and dimming options available.

Mounting

JUNCTION BOX: Standard with zinc-plated, quick-mount junction box plate that mounts directly to 4" J-Box. LightBARs mount facing downward. Fixture slides over mounting plate and is secured with two stainless steel fasteners. Mounting plate features a onepiece EPDM gasket on back side of plate to firmly seal fixture to

wall surface, forbidding entry of moisture and particulates. Optional mounting arrangements utilize a die-cast mounting adaptor box to allow for LED battery pack, surface conduit and through branch wiring. The Entri LED luminaire is approved for mounting on combustible surfaces.

Housing is finished in five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. LightBAR cover plates are standard white and may be specified to match finish of luminaire housing. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic, RAL and custom color matches available. Consult Outdoor Architectural Colors brochure for a complete selection.

Warranty

Five-year warranty.







ENC/ENT/ENV ENTRI LED

1 - 2 LightBARs Solid State LED

ARCHITECTURAL WALL LUMINAIRE



CERTIFICATION DATA

UL/cUL Listed ISO 9001 IP66 LightBARs LM79 / LM80 Compliant DesignLights Consortium® Qualified*

ENERGY DATA

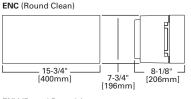
Flectronic LFD Driver

>0.9 Power Factor <20% Total Harmonic Distortion 120-277V/50 & 60Hz, 347V/60Hz, 480V/60Hz -30°C Minimum Temperature 40°C Ambient Temperature Rating

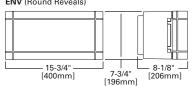
SHIPPING DATA Approximate Net Weight: 16 lbs. (7.3 kgs.)



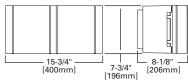
DIMENSIONS



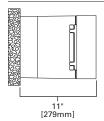
ENV (Round Reveals)



ENT (Triangle Reveals)



CONDUIT MOUNT / BATTERY BACK BOX





TD514003EN



ARCHITECTURAL OUTDOOR

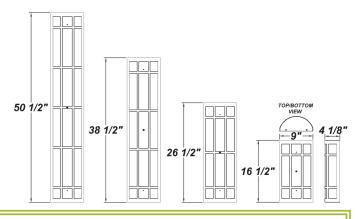
GUARDIAN W VHT LED



| Project: | |
|-------------|--|
| TYPE: | |
| Ordering ‡: | |
| COMMENTS: | |
| | |

FEATURES

- Extruded Aluminum Housing w/ Matte Silver Polyester Powder Coat Finish
- · Aluminum Fascia w/ Matte Silver Polyester Powder Coat Finish
- Die Cast Aluminum End Caps w/ Matte Silver Polyester Powder Coat Finish
- High Impact White Acrylic Diffuser (50% DR Acrylic)
- Steel Reflector w/ Hi-Reflectance White Powder Coat Finish
- Recessed Steel Screws
- Fixture Mounts Directly to Surface w/ Two Wall Anchors (Not Included)
- Over-Voltage, Over-Current, and Short-Circuit Protection w/ Auto Recovery
- 120V 277V
- Surge Protector
- CSA Listed Wet Location For Wall Mount Only
- Motion Sensor



ORDERING INFORMATION

Example: (GRDW24-VHT - L46.5 - ZE1100 - WAL - SW - 40K)

Matte Silver is Standard Finish

| | <u> </u> | | | | | <u> </u> |
|---|--|--|---|-----------------------------|---|---|
| PRODUCT | SOURCE/WATTAGE | VOLTAGE | DRIVER OPTIONS | DIFFUSER | FINISH | OPTIONS |
| Guardian W VHT 16 1/2" (GRDW-VHT) Guardian W VHT 2' (GRDW24-VHT) | L33.6 - 33.6W LED Strip(s) L18.0 - 18W LED Strip(s) L36.5 - 36.5W LED Strip(s) L46.5 - 46.5W LED Strip(s) L49.5 - 49.5W LED Strip(s) | 120 - 277V (L18.0 is Dimmable From 120 - 230V) (120 - 277V Dimmable For 0 - 10V) | 12CV - 12V Constant Voltage Non-Dimming Electronic Driver (For L33.6) TE500 - 500mA ELV Low Voltage 2-Wire Electronic Driver (For L18.0) LE500 - 500mA Line Voltage 2-Wire Dimming Driver (For L18.0) (120V Only) ZE1050 - 1050mA 4-Wire Dimming Driver (For L36.5) (Dimmable 0 - 10V) ZE1100 - 1100mA 4-Wire Dimming Driver (For L46.5) (Dimmable 0 - 10V) ZE1150 - 1150mA 4-Wire Dimming Driver (For L49.5) (Dimmable 0 - 10V) | WAL - White Acrylic Lens | SM - Matte Silver TB - Textured Black AC - Antique Copper AS - Antique Silver BT - Bronze Mist CP - Copper KC - Kenworth Chrome SN - Sand SW - Swedish Steel BZ - Textured Bronze TW - Textured White RAL Colors or Custom Match - Consult Factory | 30K - 3000K Color Temp. 35K - 3500K Color Temp. (L18.0 Only) 40K - 4000K Color Temp. 51K - 5100K Color Temp. (L33.6 Only) ADA - ADA Compliant Fascia OEL - Single End Window (Only Available w/ADA Option) TEL - Twin End Windows (Both Ends) (Only Available w/ADA Option) |



REPLACEMENT PARTS PART NO.

16" Acrylic LED Lens Assembly 38200
2' Acrylic LED Lens Assembly 38216



NOTES

We reserve the right to revise the design or components of any product due to parts availability or change in UL standards, without assuming any obligation or liability to modify any products previously manufactured, and without notice.

E









Features

- 5 year product warranty
- Rolled extruded aluminum housing with upper perforations to provide a luminous glow to reduce ceiling contrast
- Oven cured no VOC acrylic powder coat
 1/8" thick Lumieo™ white acrylic diffuser with matte finish, 55% transmission efficiency, ÚV stable
- Optional specialty diffuser materials available, including Vara Kamin's Impressions of Light® images, which are replicated from Kamin's original works of art
- Optional 1/8" thick impact resistant polycarbonate clear lens cover (CP3970 & CP3975 only)
- Easy tool-less relamping
- LED or fluorescent source
- High power factor electronic ballast
- Mounts through 4" octagonal by 2-1/8" deep electrical junction box (by others) to structural blocking (by others) with provided hardware for ceiling slopes up to 45 degrees from horizontal
- ETL listed to UL standards (US and Canada) for indoor damp locations. Not recommended for exterior applications

LED Features LED



- White source (3000K, 3500K, 4000K), 0-10V dimmable
- Modular design allowing replacement of the LED source and power supply
- Constant current LED technology to protect LEDs from experiencing "over current" conditions that can cause overheating and premature failure

 Thermally managed within manufacturer specifications to promote long LED life
- No ultraviolet or infrared, alleviating potential damage to art, fabric and materials
- Mercury free LED source reduces impact to waste stream

Suggested Variations

- Increase or decrease housing diameter
- Custom color or material
- Specialty acrylic diffusers
- Sloped ceiling adaptor for ceiling slopes greater than 45 degrees
- Alternate source
- Weather tether to secure fixture from wind or excess movement. Safety requirement for all outdoor covered applications





8" Horizontal Compact Fluorescent Lensed Downlights

LF8CFH

13W, 18W or 26W Quad Tube 4-pin Lamps 120V, 208V, 240V, 277V, or 347V



TYPF: H2

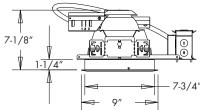
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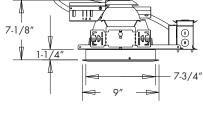
DATE:

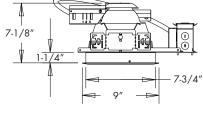
PROJECT: Spectrum Projects

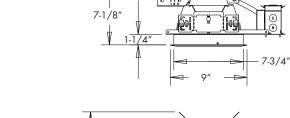
Ceiling Cutout: 8-1/4" Maximum Ceiling Thickness: 1-1/4" For conversion to millimeters, multiply inches by 25.4

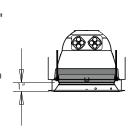
Not to Scale

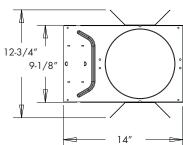












APPLICATIONS:

The LF8CFH series offers horizontally lamped compact fluorescent lensed downlight fixtures. This luminaire is ideal for a wide variety of low to medium height ceiling applications including commercial, retail, hospitality, and design-build.

HOUSING:

One-piece 22-gauge galvanneal steel platform. Prewired J-box with snap-on cover for easy access. Vented at lamp tip and socket for maximum light output. Same housing accommodates downlight, lensed downlight, and wall wash downlight reflectors.

REFLECTOR:

High purity aluminum, Alzak, iridescence suppressed, semi-diffuse reflector. Selftrim standard. White painted splay standard.

LAMPS:

Use two (2), 13W (G24Q-1 base), 18W (G24Q-2 base), or 26W (G24Q-3 base) quad tube 4-pin compact fluorescent lamps. Lamps furnished by others or as option below.

BALLAST:

One (1) Class 'P' 120V -277V HPF compact fluorescent electronic ballast for long life and quiet operation. All ballast options are equipped with end of life protection. Contact technical support for 347V. Accessible from below ceiling.

SOCKET:

Two (2) injection molded sockets (vented).

INSTALLATION:

Universal adjustable mounting brackets accept 1/2" EMT conduit or 11/2" or 3/4" lathing channel (by others) or Prescolite 24" bar hangers (B24 or B6). Light commercial bar hangers included.

LABELS:

UL listed or UL/CSA listed with CDN option for wet locations with lensed trims. UL, CUL listed for damp locations for EMR housing option. Approved for through wiring (4 in, 4 out). Non-IC type.

LAMP INCLUDED OPTION:

Specify lamp type Q4 (Quad 4-pin) and temperature as shown below.

Order housing, reflector and accessories separately.

CATALOG NUMBER:

EXAMPLE: LF8CFH226EB 8CFHCL LP13Q427K

| HOUSING | WATTAGE | BALLAST | VOLTAGE | НС | DUSING OPTIONS | REFL | ECTOR | SPL | AY COLOR | LEN | 15 | TRIM OPTION | 18 | ACCESSORIES |
|--|--|---|-------------|----|--|---|--|--------|--|--------|----------------------|--|----|---|
| ² RIF1 and EM ³ CP not offere ⁴ UL, CUL lister ⁵ Available for when used w details. | ed in combination of for damp locate Osram Sylvanion | Multi-volt Multi-volt ered in combination with RIF1 or EMR tions Quick 60+® Limite (s). See www.presc | ed Warranty | | Chicago Plenum FSDFA Fuse kit installed at factory | / pacl / pacl Dimm / (120 allast totion) or 3-v / ana //, ana ttage) | c with remote ht sing Ballast to 0-277V) (available on vire line volta, 277V). Dims ming Ballast to log (120V thr mming Ballas (specify supp | test l | Painted Wh CR Clear Alzak CG Champagne Gold Alzak PW Pewter Alza WE Wheat Alza | k k | Regressed Fresnel | flange (Alzak donly) TRG Trim Ring Gasket (Factory installed) | | Set of (2) bar hangers for ceiling joists up to 24" centers FSDFI Fuse kit for field installatio SCA8D_ Sloped ceiling adapter (se note on back page) LAMP ACCESSORIES |



thegreatoutdoors®

| by | MINKA-LAVERY® |
|----|---------------|
| | |

| Job Name: |
|-----------|
| Job Type: |
| Quantity: |

| Family: | Kirkham™ |
|-------------------|--------------|
| Product Category: | WALL MOUNT |
| Item#: | 8101-A138 |
| Finish: | ASPEN BRONZE |
| Certification: | 3057374 |



Lamping

| Light Type: | A-15,MED |
|----------------------|----------|
| Socket Type: | E26,MED |
| Max Wattage: | 60 |
| Bulbs Included: | N |
| Dimmable: | Υ |
| CRI: | N/A |
| Color Temp: | N/A |
| Initial Lumens: | N/A |
| Delivered Lumens: | N/A |
| Rated Life Hours: | N/A |
| Photo Cell Included: | N/A |
| Ballast: | N/A |

| Ballast: | IN/A | | |
|---|-------|--|--|
| Shipping | | | |
| Carton Weight: | 2.2 | | |
| Carton Width: | 11 | | |
| Carton Height: | 8 | | |
| Carton Length: | 13 | | |
| Carton Cubic Feet: | 0.662 | | |
| Master Pack: | 6 | | |
| Master Pack Weight: | 15.4 | | |
| Master Pack Width: | 13.5 | | |
| Master Pack Height: | 22.75 | | |
| Master Pack Length: | 25.25 | | |
| Master Cubic Feet: | 4.488 | | |
| *Multi-Pack: | 1 | | |
| Small Package Shippable: | Υ | | |
| *For additional information, places contact Customer Core: 1,900,331,7077 | | | |

Measurements

| เทษสงนาษากษาแง | |
|------------------------------|------|
| Width: | 8.5 |
| Height: | 6 |
| Length: | N/A |
| Min Overall Height: | N/A |
| Max Overall Height: | N/A |
| Height Adjustable: | N |
| Extension: | 10.5 |
| Net Weight: | 0.90 |
| Back Plate/Canopy Width: | 5.13 |
| Back Plate/Canopy Height: | N/A |
| Canopy Length: | N/A |
| Center to Top of Fixture: | 3.25 |
| Center to Bottom of Fixture: | 2.75 |
| Slope: | N |
| Chain Length: | N/A |
| Wire Length: | 7 |
| \(\frac{1}{2}\) | · |

Shade

| *Shade Description: | N/A |
|---------------------|-----|
| *Shade Material: | N/A |
| *Shade Quantity: | N/A |
| *Shade Number: | N/A |
| *Shade Width: | N/A |
| *Shade Height: | N/A |
| *Shade Length: | N/A |

Miscellaneous

| viideciiarieeda | | |
|------------------------|---|--|
| Safety Cable Included: | N | |

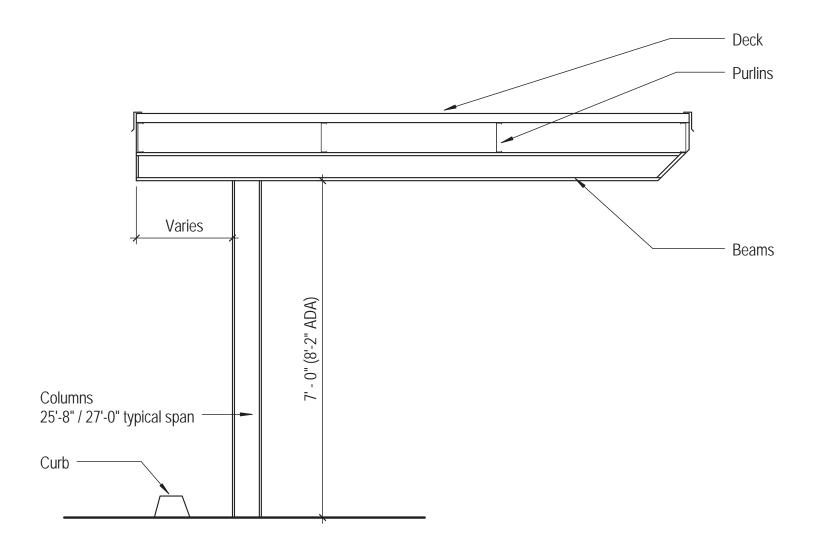
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^{*}For additional information, please contact Customer Care: 1-800-221-7977.

Exhibit J Carports











The Enclave at Gilbert Senior Living
Spectrum Retirement
Exhibit J Carport 25 April 2016



DR18-192 Val Vista and Queen Creek Lot 3 Attachment 13: Context Photos of Spectrum Care December 5, 2018

Context Photos: The Enclave Senior Living Facility (Spectrum Care)



Photos above and below: Front entrance of main building.



Photos below: Back-end of main building.





Photos below: Examples of the independent living casitas.







